

83380



06-27-94P03:37 RCVD

WARRANTY DEED

Vol. m94 Page 19950

ATE #02041893

AFTER RECORDING RETURN TO:
MR. & MRS. JAMES NICHOLS3013 Pine Grove
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THE KURTZ FAMILY TRUST DATED MAY 27, 1988, EARL D. KURTZ and
BEVERLY J. KURTZ, CO-TRUSTEES, hereinafter called GRANTOR(S),
convey(s) to JAMES A. NICHOLS and ANN NICHOLS, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

gdk
EN "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$130,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of June 1994.

THE KURTZ FAMILY TRUST DATED MAY 27, 1988

Earl D. Kurtz
EARL D. KURTZ, CO-TRUSTEE

Beverly J. Kurtz
BEVERLY J. KURTZ, CO-TRUSTEE

Earl D. Kurtz
STATE OF OREGON, County of Klamath) ss.

On June 27, 1994, personally appeared the above named EARL D.
KURTZ and BEVERLY J. KURTZ, as Co-trustees for the KURTZ FAMILY
TRUST DATED MAY 27, 1988 and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: *Sandra S. Crane*
Notary Public for Oregon
My Commission Expires: 7/7/97

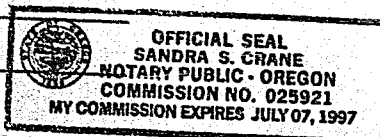


EXHIBIT "A"

A portion of that tract of real property described in Volume 320 at Page 356, Deed Records of Klamath County, Oregon, described therein as the NW 1/4 of the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 9, Township, Range and Meridian aforesaid; thence North 89 degrees 59' East 490.0 feet along the South boundary of same to the Westerly right of way boundary of the county road (Pine Grove Road); thence North 0 degrees 31' 30" West along said right of way boundary, a distance of 460.0 feet; thence South 89 degrees 59' West, 485.0 feet to the West boundary of the aforesaid NW 1/4 of the NE 1/4 of Section 9; thence South 0 degrees 06' West along said boundary 459.98 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road by deed recorded November 6, 1958 in Book 306 at Page 105, Deed Records of Klamath County, Oregon.

CODE 162 MAP 3910-900 TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day
of June A.D., 19 94 at 3:37 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 19950

FEE \$35.00

Evelyn Biehn - County Clerk

By

Dorlene Miskindale