

KNOW ALL MEN BY THESE PRESENTS, That CASEY KILLINGSWORTH and LANA S. KILLINGSWORTH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GAYLE PAYNE NICHOLSON

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

A portion of Lots 3 and 4, Block 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

BEGINNING at a point on the Southeasterly side of said Lot 4; 41½ feet Northeasterly from the most Southerly corner of said Lot 4; thence Northeasterly, along the Southeasterly line of said Lots 3 and 4, 41½ feet; thence Northwesterly and at right angles with the said Southeasterly line of Lots 3 and 4, 80 feet; thence Southwesterly and parallel to said Southeasterly line of Lots 3 and 4, 41½ feet; thence Southeasterly and at right angles with the said Southeasterly line of Lots 3 and 4, 80 feet to the POINT OF BEGINNING.

SUBJECT TO:

Regulations, including levies, liens and utility assessments of the City of Klamath Falls and conditions, restrictions as shown on the recorded plat of Nichols Addition.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols Ⓣ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Washington

STATE OF OREGON, County of Pacific ) ss.

This instrument was acknowledged before me on August 26, 1993 by Casey Killingsworth and Lana S. Killingsworth

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

NOTARY PUBLIC

Notary Public for Washington My commission expires 11/2/95

Casey & Lana S. Killingsworth  
P.O. Box 9  
Oysterville, Washington 98641  
GRANTOR'S NAME AND ADDRESS

Gayle Payne Nicholson  
2655 Shasta Way, Suite 1  
Klamath Falls, Oregon 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Gayle Payne Nicholson  
2655 Shasta Way, Suite 1  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Bank of America # 9219943  
P.O. Box 6400  
Portland, Ore. 97228  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of NOV., 1994, at 3:34 o'clock P.M., and recorded in book/reel/volume No. 194 on page 35748 or as fee/file/instrument/microfilm/reception No. 91435, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Deputy

FEF \$30.00