

Form A360

## WARRANTY DEED

THIS WARRANTY DEED executed this 8 day of November, 19 94

by first party, Ralph Edward Nice

whose post office address is 221 Windsor Drive, Snellville, Ga. 30278

to second party, James H. Buckman

whose post office address is

WITNESSETH, That the said first party, for good consideration and for the sum of Nine Hundred Dollars (\$ 904.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with warranty covenants, all the right, title, interest and claim which the said first party has in and to the following described parcel of land and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to wit:

Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 34S,  
Range 13E W.B.M., also known as Klamath Government Lot 4  
Klamath Falls Forest Estates Sycam Unit  
as recorded in Klamath County, Oregon

AND the first party hereby covenants with said second party that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the adverse claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Ralph Edward Nice  
First Party

Witness

Second Party

State of Georgia  
County of Gwinnett

On November 12, 1994 before me,appeared Ralph Edward Nice

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

[Signature]  
Notary Public, Gwinnett County, Georgia  
My Commission Expires Sept. 19, 1997

(Seal)

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STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

James Buckman

on this 28th day of Nov A.D., 19 94  
at 10:46 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 36162

Evelyn Biehn County Clerk

By Pauline M. Mendenhall

Deputy.

Fee, \$30.00



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Return: James H. Buckman  
2515 Old Highway 53  
Clearlake, Ca. 95422