

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That ELLA B. ROGERS and C.J. ROGERS and BETTY M. ROGERS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM F. NICHOLSON JR. SINGLE PERSON, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lot 2 in Block 1 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that 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 existing under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00

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 27 day of Dec, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

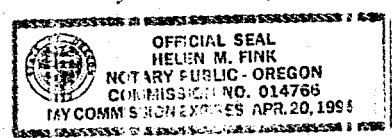
STATE OF OREGON.
County of Klamath
12/27, 1994

Ella B. Rogers
ELLA B. ROGERS
C.J. Rogers
C.J. ROGERS
Betty M. Rogers
BETTY M. ROGERS

Personally appeared the above named
ELLA B. ROGERS
C.J. ROGERS
BETTY M. ROGERS

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helene M. G. K.
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires:

ELLA B. ROGERS, C.J. ROGERS and BETTY M. ROGERS
16940 HWY 140 E
DAIRY, OR 97625

GRANTOR'S NAME AND ADDRESS
WILLIAM F. NICHOLSON JR.
11888 Overland Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
WILLIAM F. NICHOLSON JR.
11888 OVERLAND DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
WILLIAM F. NICHOLSON JR.
11888 OVERLAND DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 30th day of Dec, 19 94, at 1:56 o'clock P. M., and recorded in book M94 on page 39253 or as file/reel number 93087.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline N. N. N. Deputy

Fee \$30.00