

35036 ms

MICHAEL A. NICKLESS and NANCY R. NICKLESS, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ALFRED EDGAR

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 11 IN BLOCK 109, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

~~SUBJECT TO A FIRST TRUST DEED NOW OF RECORD WHICH GRANTEEES HEREIN AGREE
TO ASSUME AND PAY IN FULL.~~

"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 30.930."

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,500.00

The true and actual consideration paid for this transfer stated in terms of dollars, is \$ 36,500.00
However, if certain consideration consists of or includes other property or value which cannot be readily ascertained, the donor shall state the nature and value of such property or value.

XXXXXX

See O-9-77-238

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 22 day of March, 19 95; 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. M. J. [Signature]

order of its board of directors. *x Michael A. Nickless*
 STATE OF OREGON, *x Michael A. Nickless*
 MICHAEL A. NICKLESS

STATE OF OREGON,
County of Coos
March 27 1995 ss.
MICHAEL A. NICKLESS
Nancy A. Nickless
NANCY A. NICKLESS

March 22, 1995. NANCY A. NICKLESS

Personally appeared the above named _____
MICHAEL A. NICKLESS

NANCY R. NICKLESS

NANCY R. NICKLESS

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


to be their voluntary act and deed.

Before me: Christina Mendez STATE OF OREGON, County of Clatsop


Before me: Christina McRae STATE OF OREGON, County of _____) ss.
Notary Public for Oregon The foregoing instrument was acknowledged before me this _____

Notary Public for Oregon
My commission expires: 3-13-98

_____ president, and by _____,
 _____ secretary of _____

 **CHRISTINA MC NAIR**
NOTARY PUBLIC - OREGON
COMMISSION NO. 031903
MY COMMISSION EXPIRES MAR 12 2009

a _____ corporation, on behalf of the corporation.


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

My commission expires: _____ (SEAL)

MICHAEL A. NICKLESS and NANCY R. NICKLESS

STATE OF OREGON

STATE OF OREGON,
County of Klamath

BANDON, OR 97411
GRANTOR'S NAME AND ADDRESS
ALFRED EDGAR

County of Klamath
I certify that the within instrument was

ALFRED EDGAR
3370 LAKE FOREST ROAD
CHILOQUIN, OR 97624

CHILOQUIN, OR 97624
GRANTEE'S NAME AND ADDRESS
day of March, 1995
at 10:50 o'clock A. M., and recorded
in book M95 on page 7397 or as

After recording return to:
ALFRED EDGAR
 2270 1/2 W. Tenth Ave.
 Denver, Colorado 80202

SPACE RESERVED
 FOR
 RECORDER'S USE

in book M95 on page 7397 or as
 file/reel number 97123,
 Record of Deeds of said county

ALFRED EDGAR
 3370 LAKE FOREST ROAD
 CHILOQUIN, OR 97624

RECORDER'S USE
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed

CHILQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

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ALFRED EDGAR
3370 LAKE FOREST ROAD

Bernetha G. Letsch, Co Clerk

3370 LAKE FOREST ROAD
CHILQUIN, OR 97624
NAME, ADDRESS, ZIP

FEE: \$30.00

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY