

NA

436

BARGAIN AND SALE DEED

Vol. M95 Page 13634KNOW ALL MEN BY THESE PRESENTS, That WADE T. NICHOLS

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WADE T. NICHOLS,
NITA A. NICHOLS, LYLE P. NICHOLS WITH RIGHT OF SURVIVORSHIP
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of KIAMATH, State of Oregon, described as follows, to-wit:

LOT TWENTY-FIVE (25) NEW DEAL TRACTS AS DESIGNATED
ON THE OFFICIAL PLAT THERE OF NOW ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KIAMATH COUNTY OREGON, EXCEPTING
AND RESERVING TO THE FIRST PARTIES THEIR HEIRS AND
ASSIGNS, THE RIGHT AT ANYTIME TO CONSTRUCT, BUILD AND
ERECT DITCHES, TELEPHONE LINES, TELEGRAPH LINES AND
ELECTRIC POWER LINES IN AND UPON SAID PREMISES, AND TO
KEEP AND MAINTAIN THE SAME. SAID RIGHT TO BE FOR
THE BENEFIT OF THE LANDS AND PREMISES ADJOINING THE
ABOVE DESCRIBED LAND.

(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.

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

① However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 day of, 19.....;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized 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 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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on May 20, 1995,
by WADE T. NICHOLSThis instrument was acknowledged before me on, 19.....,
by

Katherine A. Johnson
Notary Public for Oregon
My commission expires December 19, 1998

WADE T. NICHOLS
1430 GARY ST.
KIAMATH FALLS, OR. 97603
Grantor's Name and Address

WADE T. NICHOLS
NITA A. NICHOLS
LYLE P. NICHOLS
Grantee's Name and Address

After recording return to (Name, Address, Zip):

WADE T. NICHOLS
1430 GARY ST.
KIAMATH FALLS, OR. 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

WADE T. NICHOLS
1430 GARY ST.
KIAMATH FALLS, OR. 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
23rd day of May, 1995,
at 1:49 o'clock P.M., and recorded
in book/reel/volume No. M95 on
page 13634 or as fee/file/instru-
ment/microfilm/reception No. 436,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co Clerk
NAME TITLE
By Spill Tracy Deputy

FEE: \$30.00

32009
ck