

90 001 26 P3 46

PATRICIA J. HANSON & KENNETH N. HANSON, CO-TRUSTEES OF THE PATRICIA J. HANSON FAMILY TRUST DATED SEPTEMBER 13, 1993,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 LAWRENCE S. NICHOLS and WENDY J. NICHOLS, as tenants by the entirety,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any;
 and the 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.

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.

The true and actual consideration for this conveyance is \$ 228,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ~~107 Southshore~~ 626 S. 7th St., Klamath Falls, OR 97601

Dated this 20nd day of October, 1998.

THE PATRICIA J. HANSON FAMILY TRUST

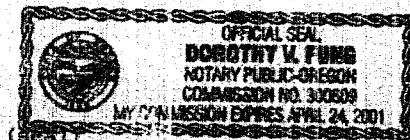
BY: Patricia J. Hanson CO-TRUSTEE
 PATRICIA J. HANSON

BY: Kenneth N. Hanson CO-TRUSTEE
 KENNETH N. HANSON

STATE OF Oregon SS. Oct. 22, 19 98
 COUNTY OF Lane

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.



Before me:

Dorothy V. FungNotary Public for OregonMy commission expires April 24, 2001

ESCROW NO. MT46255-KR

Return to:

LAWRENCE S. NICHOLS
 107 Southshore 626 S. 7th St.
 KLAMATH FALLS OR 97601

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Order No.: 46255-KR

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, SOUTH SHORE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; EXCEPTING THEREFROM, that parcel described as follows:

Beginning at the most Easterly corner of said Lot 1; thence South 33 degrees 15' West a distance of 118 feet to the Southeasterly corner of said Lot 1, thence Northwesterly along the Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence North 36 degrees 51' East a distance of 119.6 feet, more or less to a point on the Northeasterly line of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, 10 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of October A.D., 19 98 at 3:48 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 39624.

By Kathleen Rosa Bernetha G. Letsch, County Clerk

FEE \$35.00