

04 JAN 23 PM 12:30

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

H.W. Nixon and Dorothy M. Nixon
husband and wife
PO Box 266, Bly OR 97622
Grantor's Name and Address

Joshua and Christina Nichols
Husband and wife
PO Box 406, Bly OR 97622
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Joshua and Christina Nichols
PO Box 406
Bly OR 97622

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Joshua and Christina Nichols
PO Box 406
Bly OR 97622

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 04327
State of Oregon, County of Klamath
Recorded 01/23/2004 12:30p m
Vol M04 Pg 04327
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1
fixed.
eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that H.W. Nixon and Dorothy M. Nixon

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Joshua and Christina Nichols, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 6,7 in Block 8 in North Bly, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$10,750.00 plus.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

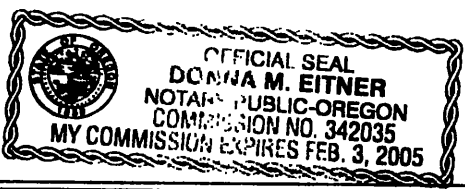
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on January 22nd, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized 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.

Howard W. Nixon
Dorothy M. Nixon

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on January 22, 2004
by Howard W. Nixon and Dorothy M. Nixon
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Donna M. Eitner
Notary Public for Oregon
My commission expires Feb 3, 2005