

04 MAR 4 PM 3:15

NN

NJC-63874 ER

THE DOROTHY M. NICHOLSON TRUST

PO BOX 458

FORT KLAMATH OR 97626

Grantor's Name and Address

RICHARD L. NICHOLSON & ROGER NICHOLSON

PO BOX 458

FORT KLAMATH OR 97626

Grantee's Name and Address

Vol M04 Page 12675

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

ROGER NICHOLSON

PO BOX 458

FORT KLAMATH OR 97626

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

RICHARD L. NICHOLSON & ROGER NICHOLSON

PO BOX 458

FORT KLAMATH OR 97626

SPACE RESERVED
FOR
RECORDER'S USE

NO. _____, RECORDS OF THIS COUNTY.

State of Oregon, County of Klamath
Recorded 03/04/2004 3:15 p m
Vol M04 Pg 12675-76
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

xed.

puty.

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

CHARLES ROGER NICHOLSON

, Trustee of THE DOROTHY M. NICHOLSON TRUST

, Grantor,

conveys and warrants to RICHARD L. NICHOLSON & ROGER NICHOLSON, as tenants in common

, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath
County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART
HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): those of record and those apparent upon the land, if any, as of the date of this deed

The true consideration for this conveyance is \$ 1.00 (Here, comply with the requirements of ORS 93.030.)

DATED February 25, 2004

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 DOROTHY M. NICHOLSON TRUST

Charles Roger Nicholson
AND Roger Nicholson Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 25, 2004
by CHARLES ROGER NICHOLSON, Trustee of THE DOROTHY M. NICHOLSON TRUST



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2007

2604M

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land containing 41.16 acres, more or less, and situated in the South Half of the Northeast Quarter of the Northeast Quarter ($S\frac{1}{2} NE\frac{1}{4} NE\frac{1}{4}$) and the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4} NE\frac{1}{4}$) of Section 3, T. 34 S., R. 7 $\frac{1}{2}$ E. W. M. in Klamath County, Oregon, and more particularly described as follows:

Beginning at the East Quarter corner of the said Section 3, thence Westerly along the East and West center line of the said Section 3, which marks the Southerly boundary of the said Southeast Quarter of the Northeast Quarter of the said Section 3, 945.0 feet, thence Northerly in a straight line to a point in the line marking the Northerly boundary of the said South Half of the Northeast Quarter of the Northeast Quarter ($S\frac{1}{2} NE\frac{1}{4} NE\frac{1}{4}$) of the said Section 3., which is 870.0 feet Westerly from the Northeast corner of the said South Half of the Northeast Quarter of the Northeast Quarter ($S\frac{1}{2} NE\frac{1}{4} NE\frac{1}{4}$) of said Section 3., thence Easterly along the said boundary line 870.0 feet to said Northeast corner of the said South Half of the Northeast Quarter of the Northeast Quarter ($S\frac{1}{2} NE\frac{1}{4} NE\frac{1}{4}$) of the said Section 3, which is a point in the section line marking the Easterly boundary of the said Section 3, thence Southerly along the said section line marking the Easterly boundary of the said Section 3, to the said point of beginning.