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THE DOROTHY M. NICHOLSON TRUST
PO BOX 458

FORT KLAMATH OR 97626
Grantor's Name and Address

ROGER NICHOLSON
PO BOX 458

FORT KLAMATH OR 97626
Grantee's Name and Address

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):

ROGER NICHOLSON
PO BOX 458

FORT KLAMATH OR 97626

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 03/04/2004 3:15 p m
Vol M04 Pg 12677-78
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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uty.

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

CHARLES ROGER NICHOLSON, Trustee of THE DOROTHY M. NICHOLSON TRUST

_____, Grantor,
conveys and warrants to ROGER NICHOLSON

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

SEE 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

by: [Signature]
AKA Roger Nicholson

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

[Handwritten initials]

EXHIBIT "A"
LEGAL DESCRIPTION

Lot One (1) and the North Twenty-five (25) feet of Lot Two (2) in Block Three (3) of HOYT'S ADDITION to Fort Klamath, Oregon, according to the duly recorded plat of said Addition.

Lots Three (3) and Four (4) of Section Sixteen (16) in Township Thirty-three (33) South, Range Seven and one-half (7½) East of the Willamette Meridian, excepting a tract 210 feet by 420 feet in the Southwest corner of Lot Four (4) and a tract 150 feet by 175 feet in the Southeast corner of Lot 4, and a tract 140 feet by 100 feet on the East side of Lot 4 as shown in deed to B. S. Grigsby, recorded December 31, 1929, in Book 89 of Deeds, page 494, records of Klamath County, Oregon; also excepting a tract of land 40 feet wide and 1125 feet long on the West side of Reserve Street as shown by deed to Klamath County, recorded October 24, 1922, in Book 59 of Deeds, page 258, Records of Klamath County, Oregon; also excepting portion conveyed to Harry Baum, by deed recorded December 28, 1935, on page 484 of Vol. 105 of Deeds, records of Klamath County, Oregon.

All of Blocks One (1), Two (2) and Four (4) of GARDNER ADDITION to the Town of Fort Klamath, Oregon, containing 13 lots, according to the duly recorded plat of said Addition.

A parcel, beginning at a point 1560.4 feet North 0 degrees 18' East of the corner common to Sections 15, 16, 21 and 22, Township 33 South of Range 7½ East of Willamette Meridian; thence North 0 degrees 18' East 397.8 feet; thence West 658.6 feet, more or less, to the Easterly line of Reserve Street; thence South 16 degrees 05' East 414.3 feet; thence East 542.2 feet to the place of beginning; being the Northerly portion of that certain tract of land deeded to S. B. Gardner by C. E. Hoyt and wife, and J. B. C. Taylor, October 27, 1908, and lying immediately North of GARDNER ADDITION to Fort Klamath, Oregon.

Subject to existing rights of way for electric transmission lines and public roads.

Also subject to rights of well water as shown by deed recorded in Volume 105 of Deeds, page 484, records of Klamath County, Oregon.

Together with all water rights appurtenant thereto.