

M06-00140

Klamath County, Oregon

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Pages 3 Fee: \$31.00

Document Type : **DEED (Quitclaim)**

Grantor : **Lawrence S. Nichols**, a single Man , Formerly married to Marjorie L. Nichols

Grantee : **Marjorie Nichols**, A single Woman

Return to : **General American Corporation**
29150 Buckingham Ave, Suite 6
Livonia, MI 48154
1123094-R

Mail Tax Statements to : **Marjorie Nichols**
3697 MADISON ST
KLAMATH FALLS, OR 97603

Consideration is for \$1.00

Return to: GAC

~~Marjorie Nichols~~

~~3697 Madison St Klamath Falls, OR 97603-7642~~

**GAC
Return Address
29150 Buckingham #6
Livonia, MI 48154**

Deed
(Quitclaim)

KNOW ALL MEN BY THESE PRESENTS, That Lawrence S. Nichols, a single man, formerly married to Marjorie L. Nichols, hereafter called the Grantor(s), for the consideration hereafter stated, does hereby remise, release and forever quitclaim unto Marjorie Nichols, a single woman, hereafter called the Grantee(s), and unto their heirs, successors and assigns, all of the Grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

THE CERTAIN REAL PROPERTY WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING SITUATED IN THE COUNTRY OF KLAMATH AND STATE OF OREGON, DESCRIBED AS FOLLOWS, TO WIT:

LOT 45, GRACE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

To Have and to Hold the same unto the Grantee(s) and their heirs, successors and assigns forever. This deed is being executed and recorded pursuant to the divorce decree granted in the Circuit Court of the State of Oregon for the County of Klamath, case no. 92 03115 CV, dated 1-11-94, effective 2-11-94

The true and actual consideration paid for this transfer, stated in terms of dollars, is one dollar (\$1.00).

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(s) have executed this instrument this 8th day of December, 2005; if a Corporate Grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto 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.



Lawrence S. Nichols

STATE OF OREGON)
)
County of OR) SS.

This instrument was acknowledged before me on December 8, 2005, by
Lawrence S. Nichols.

Sharon L. Voigt
Notary Public for Oregon
My Commission Expires: 8-16-07

