

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate)

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2009-008079

Klamath County, Oregon



00067579200900080790050054

06/11/2009 10:56:10 AM

Fee: \$41.00

Wade T. Nichols
 Nita A. Nichols
 Lyle P. Nichols
 Grantor's Name and Address
 Henry T. Nichols, Jr.
 1430 E 219 St.
 Klamath Falls, OR 97603
 Grantee's Name and Address

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

Henry T. Nichols, Jr.
 1430 E 219 St.
 Klamath Falls, OR

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

Henry T. Nichols, Jr.
 1430 E 219 St.
 Klamath Falls, OR 97603

SPACE RE:
 FOR
 RECORDER

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Wade T. Nichols, Nita A. Nichols,
 Lyle P. Nichols with right of survivorship
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 Henry T. Nichols, Jr. and Evelyn B. Nichols

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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:

Lot twenty five (25) New Deal Tract as designated on the official plat there of now on file in the office of the County Clerk of Klamath County Oregon, excepting and reserving to the first parties their heirs and assigns: The right at anytime to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same. Said right to be for the benefit of the lands and premises adjoining the above described land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 - .00 . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (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 _____; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING

Returned to County

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 - ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, 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 _____; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

x Terry P. Nichols
x Wanda Nichols
x Wade T. Nichols

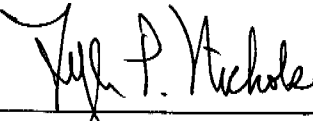
STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____
by _____
This instrument was acknowledged before me on _____
by _____
as _____
of _____

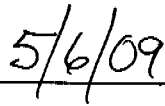
Notary Public for Oregon

My commission expires _____

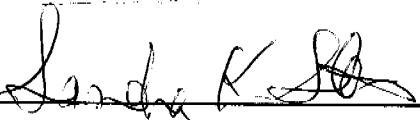
I, Sandra K. Stebbins on this 6th of May, 2009 am notarizing the signature of Lyle Paul Nichols with regard to the attached document. I am a notary in the State of Nebraska, Douglas County.



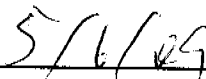
Signature



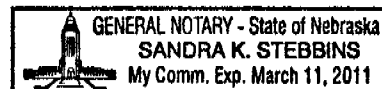
Date




Signature




Date

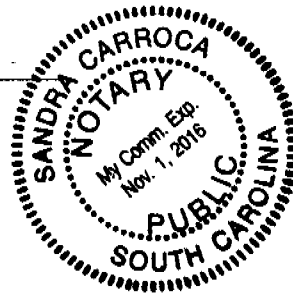


I Sandra Carroca on this 8th of May 8, 2009 am notarizing the signature of Nita Nichols with regard to the attached document. I am a notary in the State of South Carolina, Horry County.


Nita Nichols

5/8/09
Date


Notary Public



5/08/09
Date

I Shauna Cheek on this the 27th day of May 2009 am notarizing the signature of Wade T Nichols with regard to the attached document. I am a notary for the State of Texas, County of Lubbock.

Wade T. Nichols
Wade T Nichols

5/27/09
Date

Shauna M Cheek
Notary Public

5/27/09
Date

