

2010-003399

Klamath County, Oregon

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON PRESENTING THE ATTACHED  
DOCUMENT FOR RECORDING. ANY ERRORS  
IN THIS COVER SHEET DO NOT AFFECT  
THE TRANSACTION(S) CONTAINED IN THE  
INSTRUMENT ITSELF.



00081362201000033990020020

03/16/2010 03:19:09 PM

Fee: \$42.00

**AFTER RECORDING RETURN TO:**

NEAL G. BUCHANAN, ATTORNEY AT LAW  
435 OAK AVENUE  
KLAMATH FALLS OR 97601

1. Names(s) of the transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Langell Valley Soil Conservation District

3. Indirect Party (Grantee):

L.F. NICHOLS and COLEEN M. NICHOLS, Husband and Wife

4. True and Actual Consideration Paid:

This document is being re-recorded to correct the  
vesting as contained in the Warranty Deed recorded the  
4<sup>th</sup> day of February, 1975, in Vol. M75, Page 1433, or as  
Instrument No. 97140, Microfilm records of Klamath  
County, Oregon, so as to correctly state that Grantees  
take title as Husband and Wife.

5. Legal Description

Se Attached

1-1-74

97140

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LANGELL VALLEY SOIL CONSERVATION DISTRICT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L.F. NICHOLS and COLEEN M. NICHOLS, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

E1/2 of NW1/4 of SE1/4 Section 6, Township 40 South, Range 14 East of the Willamette Meridian, lying South of canal known as Wilkerson Lateral of Langell Valley Irrigation District.

SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

\*\* NOTE: Refer to deed recorded in Klamath County, Oregon Deed Records, Volume M79, pg. 14036 and recorded October 29, 1974.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said 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 as hereinabove set forth

and that grantor will warrant and forever defend the said 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols & if applicable, should be deleted. See ORS 93.031.)~~

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

In Witness Whereof, the grantor has executed this instrument this 22<sup>nd</sup> day of January, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of ) ss.  
19.

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

LANGELL VALLEY SOIL CONSERVATION DISTRICT

President

Edwin A. Rezendes

STATE OF OREGON, County of Klamath ) ss.  
January 22<sup>nd</sup>, 1975

Personally appeared Louis Randall and Edwin A. Rezendes who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Langell Valley Soil Conservation District, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Paula M. Brattain

Notary Public for Oregon

My commission expires: 9/2/75

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 4th day of February, 1975, at 10:10 o'clock A.M., and recorded in book M-75 on page 1433 or as file/reel number 97140

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Hazel Drazal Deputy

Fee \$2.00

INDEXED

GRANTOR'S NAME AND ADDRESS

After recording return to:

Beesley & Knutson  
121 South Sixth  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

L.F. Nichols  
Laurel, Oregon

NAME, ADDRESS, ZIP

RECEIVED FEB 4 1975

10:10 am

