

2010-004810

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Estate of Lemuel Franklin Nichols  
aka L. F. Nichols aka Nick Nichols  
c/o Ernest Lee Nichols  
10887 E. Langell Valley Road  
Bonanza OR 97623



00083022201000048100020023

04/21/2010 03:31:11 PM

Fee: \$42.00

**GRANTEE NAME AND ADDRESS:**

Ernest Lee Nichols  
Steven Barry Nichols  
Bruce William Nichols  
10887 E. Langell Valley Road  
Bonanza OR 97623

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee, Ernest Lee Nichols

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 21<sup>st</sup> day of April, 2010, by and between **Ernest Lee Nichols, Personal Representative of the Estate of Lemuel Franklin Nichols aka L. F. Nichols aka Nick Nichols, deceased, Klamath County Circuit Court Case No. 0903058CV**, hereinafter called the First Party and **Ernest Lee Nichols, Steven Barry Nichols and Bruce William Nichols**, each as to an undivided one-third interest as tenants in common, hereinafter called the Second Party,

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real and personal property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

**A parcel of land situate in the NW1/4SE1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being that portion of said NW1/4SE1/4 lying East of the East Langell Valley Road, South of the Wilkerson Lateral of the Langell Valley Irrigation District and North of the following described line:**

**Beginning at a point on the Easterly right of way line of the East Langell Valley Road, as the same is presently located and constructed, from which point the brass cap monument marking the Southeast corner of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, bears South 49° 25' 20" East 3335.0 feet distant; thence North 77° 40' East 196.50 feet; thence 220.25 feet along the arc of a 950.00 foot radius curve to the right, the long chord of which bears North 84° 18' 30" East 219.75 feet; thence South 89° 03' East 795 feet, more or less, to the East line of said NW1/4SE1/4 of Section 6.**

TOGETHER WITH a certain 1977 Param Manufactured Dwelling bearing Oregon Plate Number X141652 and Serial No. MB05038AB which is firmly affixed thereto.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 21<sup>st</sup> day of April, 2010.

*Ernest Lee Nichols*

ERNEST LEE NICHOLS, Personal Representative  
of the Estate of Lemuel Franklin Nichols aka  
L. F. Nichols aka Nick Nichols

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2010, by ERNEST LEE NICHOLS as Personal Representative of the Estate of LEMUEL FRANKLIN NICHOLS aka L. F. NICHOLS aka NICK NICHOLS, deceased.

*Sharon L Brown*

Notary Public for Oregon

My commission expires: 2-13-11

