

2013-002342

Klamath County, Oregon



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03/04/2013 02:11:15 PM

Fee: \$37.00

WHEN RECORDED, MAIL TO:

Carol Finch  
1007 South St. SE  
Tumwater, WA 98501

*Send tax statements to above name & address as well. Carol Finch*

## WARRANTY DEED

This Indenture, made the 19 day of February, 2013

BETWEEN PETER L. NICHOLS, the party of the first part,

AND CAROL L. FINCH, the party of the second part,

WITNESSETH: That the said party of the first part, for and in the consideration of the sum of Three Thousand and no/100 Dollars, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by this present, grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, all the landsituate, lying and being in the County of Klamath, and State of Oregon and bounded and particularly described as follows, to-wit:

*Tract S2N2NE4NE4, Block Section 35, Township 39 S, Range 15, E.W.M. in the County of Klamath and the State of Oregon, Acres 10, Map R-3915-03500-00200-000, Code 036*

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, provisions of law excepted and Rights of Way and Easements, if any, excepted.

TO HAVE AND TO HOLD, the same to the party of the second part and her heirs forever; and the said first party does hereby covenant with the said second part and her legal representatives, that the said real estate is free from all incumbrances; that the party of the first part has good and right and lawful authority to sell the same to the said party of the second part; and that he will, and his heirs, executors and administrators shall WARRANT AND DEFEND the title to said premises against the just and lawful claims and demands of all persons whomsoever.

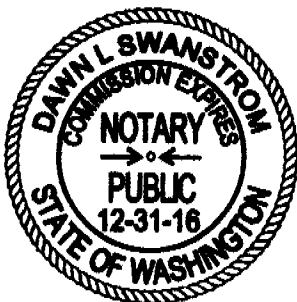
IN WITNESS WHEREOF, the said party of the first part hereunto sets his hand and seal the day and year first above written.

*Peter L. Nichols*  
Peter L. Nichols

STATE OF WASHINGTON )  
COUNTY OF THURSTON ) ss.

This is to certify that on this 19 day of February, 2013, before me personally appeared Peter L. Nichols, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 19 day of February, 2013.



*Dawn L. Swanstrom*

NOTARY PUBLIC in and for the State of Washington at Thurston County

My Commission expires: 12-31-16