

2017-005827

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

Stephen G. Jamieson



00204357201700058270040040

05/30/2017 02:13:41 PM

Fee: \$57.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Roger NicholsonAddress: PO Box 458City, ST Zip: Fort Klamath, OR 97626**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Roger Nicholson aka Charles Roger NicholsonGrantor Name: Richard L. Nicholson**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: NBCC, LLC

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

RE-RECORDED AT THE REQUEST OF ROGER NICHOLSON TO CLARIFY THAT ROGER NICHOLSON AKA CHARLES ROGER NICHOLSON PREVIOUSLY RECORDED M04-2621

After recording, please return to:

Stephen G. Jamieson.
2592 East Barnett Road
Medford, OR 97504

State of Oregon, County of Klamath
Recorded 04/30/2004 8:47a m
Vol M04 Pg 26211-13
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

Until a change is requested,
all tax statements should be sent to:

NBCC, LLC
P.O. Box 458
Fort Klamath, Oregon 97626

STATUTORY WARRANTY DEED

aka Charles Roger Nicholson

ROGER NICHOLSON and RICHARD L. NICHOLSON, *Grantors*, hereby convey and warrant to NBCC, LLC, *Grantee*, that certain real property located in Klamath County, Oregon, which is described on Exhibit "A" attached hereto, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises.

The true consideration for this conveyance is \$0.00.

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.

DATED this 12 day of April, 2004.

GRANTORS: ROGER NICHOLSON and RICHARD L. NICHOLSON

Roger Nicholson

Richard L. Nicholson

STATE OF OREGON

County of Jackson

) ss.

The foregoing instrument was acknowledged before me this 12th day of April, 2004, by ROGER NICHOLSON and RICHARD L. NICHOLSON, Grantors.

WITNESS my hand and official seal.



Laurie Bradley
Notary Public
My Commission Expires 10/28/2008

EXHIBIT "A" TO STATUTORY WARRANTY DEED
[Nicholson to NBCC, LLC]

Parcel # 1:

That portion of the South half of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian which lies East of the Easterly right-of-way line of the Crater Lake Highway as the same is now located and constructed.
[approximately 149.08 acres - "Pope Field"]

Parcel # 2:

A piece or parcel of land containing 41.16 acres, more or less, and situated in the South Half of the Northeast Quarter of the Northeast Quarter (S 1/2 NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 3, Township 34 South, Range 7 1/2 East of the Willamette Meridian, in Klamath County, Oregon, and more particularly described as follows:

Beginning at the East Quarter corner of the said Section 3, thence Westerly along the East and West center line of the said Section 3, which marks the Southerly boundary of the said Southeast Quarter of the Northeast Quarter of the said Section 3, 945.0 feet, thence Northerly in a straight line to a point in the line marking the Northerly boundary of the said South Half of the Northeast Quarter of the Northeast Quarter (S 1/2 NE 1/4 NE 1/4) of the said Section 3, which is 870.0 feet westerly from the Northeast corner of the said south Half of the Northeast Quarter of the Northeast Quarter (S 1/2 NE 1/4 NE 1/4) of the said Section 3, thence Easterly along the said boundary line 870.0 feet to said Northeast corner of the said South Half of the Northeast Quarter of the Northeast Quarter (S 1/2 NE 1/4 NE 1/4) of the said Section 3, which is a point in the section line marking the Easterly boundary of said Section 3, thence Southerly along the said section line marking the Easterly boundary of the said Section 3, to the said point of beginning.
[approximately 41.0 acres - Tax Lot 200]

Parcel # 3:

Lots 1, 2, 3, 4 and the East Half (E 1/2) of the West Half (W 1/2) of Section 19, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel # 4:

The East Half (E 1/2) of the East Half (E 1/2) of the East Half (E 1/2) of Section 24, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel # 5:

The Northwest Quarter (NW 1/4) of Section 2, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

26213

Parcel # 6:

Lots 11, 12 and 13 of Section 3, Township 34 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

Parcel # 7:

The following described property: beginning at the intersection of the center line of Crater Lake Highway with the South line of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian; thence West along said South line 750 feet; thence at right angles North 170 feet; thence East parallel with the South line of said Section 35 to the center line of Crater Lake Highway; thence Southeasterly along the center line of said highway to the point of beginning.