

KNOW ALL MEN BY THESE PRESENTS, That **Howard G. Nelson and Yvonne M. Nelson, Husband and wife**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **David L. Gossett and Ilse A. Gossett, 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:
Beginning at the iron pin which marks the Northwest corner of Lot 51 of Homecrest subdivision in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian and running thence North 89° 49' East along the North line of Lot 51 of Homecrest, a distance of 60 feet to an iron pin; thence South 0° 11' East a distance of 120 feet to an iron pin; thence South 89° 49' West a distance of 60 feet to an iron pin on the West line of Lot 51; thence North 0° 11' West along the West line of Lot 51 a distance of 120 feet, more or less, to the point of beginning. Said tract being a portion of Lot 51, Block H of Homecrest in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.

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 Subject to Acreage and use limitations and regulations of the United States Statutes; Liens and assessments, regulations, easements, contracts, and water and irrigation rights in connection with the Klamath Project and Klamath Irrigation District; Regulations, liens, assessments, and laws of the South Suburban Sanitary District; Reservations in the Dedication of Homecrest; Reservations and restrictions, including the terms and provisions thereof, contained in deed from Charles F. DeLap et ux, to Lawrence Birk, dated July 3, 1956 and recorded July 5, 1956, in Volume 284 at page 476, Deed records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.
grantor will warrant and forever defend the above granted 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 \$13,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).
In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 17 day of January, 1969.

Howard G. Nelson
Yvonne M. Nelson

STATE OF OREGON, County of **Klamath**) ss. January 17, 1969.
Personally appeared the above named **Howard G. Nelson and Yvonne M. Nelson** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: **Clarence E. Giacomini**
Notary Public for Oregon
My commission expires **Aug. 5, 1970**

NOT: The sentence between the symbols @. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED Howard G. Nelson and Yvonne M. Nelson, husband and wife TO David L. Gossett and Ilse A. Gossett, husband and wife AFTER RECORDING RETURN TO U.S. Nat'l Bank P.O. Box 789 Klamath Falls, Ore.		STATE OF OREGON, County of Klamath I certify that the within instrument was received for record on the 20 day of January , 19 69 , at 3:50 o'clock P.M. , and recorded in book 169 on page 497 . Record of Deeds of said County. Witness my hand and seal of County affixed. Wm. D. Milne County Clerk Donna Jones Deputy
(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)		Fee \$1.50