

KNOW ALL MEN BY THESE PRESENTS, That Ethelda M. Croft

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Charles A. Nelson and Marjorie L. Nelson

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situate in the South 1/2 of the Northeast 1/4 of Section 9,
Township 39 South, Range 10 East of the Willamette Meridian, being more
particularly described as follows: Beginning at a point from which the
East quarter corner of Section 9, Township 39 South, Range 10 East of
the Willamette Meridian bears South 89° 55' East 1323.7 feet and South 0°
08' West 30.0 feet distant; thence continuing North 89° 55' West 225 feet
to a point; thence North 0° 08' East 225 feet to a point; thence South
89° 58' East 225 feet to a point; thence South 0° 08' West 225 feet more
or less to the point of beginning.

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
noted of record and those apparent upon the land, if any, as of the date
of this deed;

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$15,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this day of April 30, 1971

Ethelda M. Croft
Ethelda M. Croft

STATE OF OREGON, County of Klamath) ss. April 30, 1971
Personally appeared the above named Ethelda M. Croft

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

Before me: *Larry F. Tucker*
Notary Public for Oregon
My commission expires April 9, 1973

NOTE—The difference between the symbols ®, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Charles A. Nelson
3412 Pine Grove Rd.
city

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
6th day of May, 1971,
at 11:32 o'clock AM., and recorded
in book M71 on page 4005
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By *[Signature]* Deputy

who
of Fil
corporat
voluntary
Notary Seal
PUBLIC
STATE OF ORE
SATISFACTION
FIRST NATIONAL
John M. Novak & M

WHEN RECORDED, MAIL TO:
Just Saddle
540 Main
city
1972 5-10-72 SATISFACTION OF RECORD