

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, situated 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;

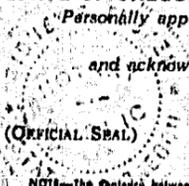
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$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

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

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



Before me: Sidney 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 COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON, ) ss.  
County of Klamath  
I certify that the within instrument 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 Deputy

John M. Novak & M...  
WHEN RECORDED, MAIL TO:  
Just Address  
540 Main  
City  
SATISFACTION OF RECORD