

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. NELSON and GLENDA L. NELSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, do 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:

The Easterly 80 feet of Lot 17 of BURNSDALE, Klamath County, Oregon.

SUBJECT TO: 1971-72 real property taxes which are now a lien, but not yet payable; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contracts, liens, assessments, rules, regulations and laws for irrigation, drainage and sewage; reservations, restrictions, conditions, easements and rights of way of record, and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above set forth

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 \$ 17,950.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this day of September, 1971

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON

My Commission Expires of Klamath) ss. September, 1971

Personally appeared the above named JAMES E. NELSON and GLENDA L. NELSON, husband and wife,

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

(OFFICIAL SEAL)

Before me: *Terrence E. Jenness*
Notary Public for Oregon
My commission expires 7-21-75

NOTE—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

James E. Nelson et ux

TO

Jerry Martin Radaford
et ux

AFTER RECORDING RETURN TO

Radaford
3926 Streetview
Klamath Falls, Ore

No.

633

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

Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
11th day of October, 1971,
at 11:05 o'clock A.M., and recorded
in book M71 on page 10683
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By *Cynthia Smith* Deputy