

1967/50

KNOW ALL MEN BY THESE PRESENTS, That DAVID E. NELSON and KAROL A. NELSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN S. BRENNEMAN and PHYLLIS L. BRENNEMAN, 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:

Lot 6 and the West 1/2 of Lot 5 (as measured along the North and South lines of said Lot 5) in Block 1 MILLS GARDENS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and conditions thereof, given by David E. Nelson and Karol A. Nelson, husband & wife, as grantors, to Transamerica Title Insurance Company, as Trustee, for First National Bank of Oregon, as beneficiary, dated April 29, 1971, recorded April 30, 1971, Volume M71, page 3810, Mecofilm records of Klamath County, Oregon, to serve the payment of \$12,100, which grantee herein expressly assume and agree to pay according to the terms thereof.

(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 reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1972-73 taxes are now a lien but not yet payable; and

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 \$ 14,500.00. 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 10th day of September, 1972.

David E. Nelson
Karol A. Nelson

STATE OF OREGON, County of Klamath, ss. Sept 10, 1972.
Personally appeared the above named DAVID E. NELSON and KAROL A. NELSON, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires May 5, 1976

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

TO

AFTER RECORDING RETURN TO

Mr. and Mrs. Alvin Breneman
226 Mortimer
Klamath Falls, Oregon

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

FEE \$2.00

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 10th day of SEPTEMBER, 1972, at 10:23 o'clock A.M., and recorded in book M. 72 on page 10376 or as filing fee number 10376, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *John D. Dray* Deputy

SEP 14 10 25 AM 1972