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A-23781

01-09267

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WARRANTY DEED

This Indenture Witnesseth, THAT ARDEN T. CHRISTIANSEN and PHYLLIS A. CHRISTIANSEN,

husband and wife, hereinafter known as grantor s for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto MARY E. NELSON,

her heirs and assigns, the following described premises, situated in _____ County, Oregon, to-wit:

Lot 316 in Block 111 of MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$ 23,000.00

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantor s do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 24th day of September, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

~~Mary E. Nelson~~ wife of Arden T. Christiansen

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

From Office of
CANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.
My commission expires 10-25-74

STATE OF CALIFORNIA

County of Monterey ss.

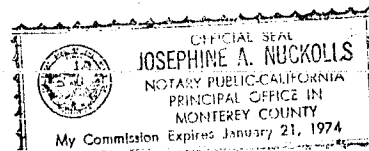
On October 8, 1973, before me, Josephine A. Nuckolls

a Notary Public, in and for said State, personally appeared Arden T. Christiansen

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires 1-21-1974

Notary Public



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 15 day of Oct A. D., 1973 at 3:20 o'clock P. M., and duly recorded in Vol. M-73 of deeds on Page 13862 Fee 2.00

WM. D. MILNE, County Clerk

By Hazel W. Wiggins deputy

(OFFICIAL SEAL)