

KNOW ALL MEN BY THESE PRESENTS, That Beverly Nelsen a/k/a Beverly Nelsen Hammes, an estate in fee simple,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank E. Powell Jr. and Gladys Jane Powell, 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 5 of POOLE HOMESITES, Klamath County, Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin as shown on the recorded plat, of Poole Homesites.

ALSO SUBJECT TO: Reservations, restrictions, easements and/or 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 stated hereinabove,

and that grantor will warrant and forever defend the said 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 \$24,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ~~①~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of June, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

X Beverly Nelsen a/k/a Beverly Nelsen Hammes

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
June 28, 1974

Personally appeared the above named Beverly Nelsen a/k/a Beverly Nelsen Hammes

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

Before me, *[Signature]*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 2-28-77

STATE OF OREGON, County of Klamath, ss.

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Beverly Nelsen a/k/a Beverly Nelsen Hammes

GRANTOR'S NAME AND ADDRESS

Frank E. Powell Jr. and Gladys Jane Powell

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
United States National Bank of Oregon
c/o Realty Tax Service
321 S.W. Fourth Avenue
Portland, Oregon 97204
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 12 day of July, 1974, at 3:51 o'clock P.M., and recorded in book M-74 on page 8522 or as file/reel number 90905.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By *[Signature]* Recording Officer
Deputy
Fee 2.00