

975

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WARRANTY DEED

A-25779

DAVE R. NELSON and DONNA J. NELSON, husband and wife, Grantors,
convey to THEODORE E. HICKMAN, Grantee, all that real property situate
in the County of Klamath, State of Oregon, described as follows, to-wit:

The West half of Lot 16 in Block 8 of Pleasant View
Tracts according to the official plat thereof on file
in Klamath County, Oregon,

SUBJECT TO: Easements and rights of way of record or
apparent on the land; Rules, regulations and assessments
of South Suburban Sanitary District; Reservations and
restrictions contained in deed from C. C. Lewis, et ux,
to Rosa Ward, recorded August 7, 1937, Deed Vol. 111, page
170, records of Klamath County, Oregon; and to Trust Deed,
including the terms and provisions thereof given by Dave
R. Nelson and Donna J. Nelson, husband and wife, Grantors,
to Transamerica Title Insurance Co., Trustee for United
States National Bank of Oregon, Beneficiary, recorded January
4, 1972, Vol. M72, page 87, Mortgage Records of Klamath County,
Oregon, beneficiary's interest in which was assigned to
Metropolitan Life Insurance Company, and which Trust Deed
Grantee expressly assumes and agrees to pay and perform
according to the terms thereof,

and covenant that Grantors are the owners of the above-described property
free of all encumbrances except those above set forth; and will warrant
and defend the same against all persons who may lawfully claim the same,
except as above set forth.

The true and actual consideration for this transfer is Twelve
Thousand and no-100ths (\$12,000.00) DOLLARS.

IN WITNESS WHEREOF, The grantors have hereunto set their hands this

21 day of May, 1975.

STATE OF OREGON

County of Klamath

))

SS

May 21, 1975

Personally appeared the above-named Dave R. Nelson and Donna J.
Nelson, husband and wife, and acknowledged the foregoing instrument to
betheir voluntary act. Before me:

(SEAL)

After recording return to Hickman, TE
4330 Shasta Way
Until a change is requested all tax
statements are to be sent to the
following address: U. S. Bank, P.O. Box 3347
Portland, OR 97208

Notary Public for Oregon

My Commission expires: 8-5-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.

this 21st day of May A. D., 1975, at 2:40 o'clock P.M., and duly recorded inVol. M 75 of DEEDS on Page 5606

FEE \$ 2.00

WM. D. MILNE, County Clerk

By

W. D. Milne

Deputy