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FORM No. 963—Stevens-Ness Law Publishing Co., Portland, Ore. 97204

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WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORLARRY M. HOLTZMAN and LEXIE HOLTZMAN, as tenants by the entirety Grantor,
conveys and warrants to CHARLES NELSON and ELEANOR NELSON, husband and
wife,Grantee, the following described real property
free of encumbrances except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:Commencing at the corner common to Sections 21, 22, 27 and 28, Township
39 South, Range 12 East of the Willamette Meridian; thence West, along
the South boundary of Section 21, 2041.10 feet; thence North 3° 37'
West, 1233.15 feet; thence North 86° 23' East, 20.00 feet to the true
point of beginning; thence North 86° 23' East 241.32 feet; thence
South 34° 27' East, 376.00 feet; thence South 86° 23' West, 434.04 feet;
thence North 3° 37' West, 322.36 feet to the true point of beginning.Subject to: 1. Liens and assessments of Klamath Project and Langell
Valley Irrigation District, and regulations, contracts, easements, water
and irrigation rights in connection therewith;2. Reservations, restrictions, rights-of-way and easements of record
and those apparent (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) on the land.The said property is free from encumbrances except that certain Trust Deed, including the
terms and provisions thereof, given by Larry M. Holtzman and Lexie Holtzman
husband and wife, as Grantors, to Transamerica Title Insurance Co. as
Trustee, for 1st Nat'l Bank of Oregon, as beneficiary, dated January 13,
1975, recorded January 19, 1975 in Vol. M75, page 519, Microfilm (SEE REVERSE)
The true consideration for this conveyance is \$ 37,900.00 (Here comply with the requirements of ORS 93.030)Dated this 31st day of July, 19 75STATE OF OREGON, County of Klamath, ss. 31st July, 19 75Personally appeared the above named Larry M. Holtzman and Lexie
Holtzman, husband and wife,

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

Before me: Sheldon J. Fiddich
Notary Public for Oregon—My commission expires: July 30, 1978

WARRANTY DEED

Larry M. Holtzman & Lexie Holtzman
Charles Nelson & Eleanor Nelson

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Klamath County Title

422 Main St.

City

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:Mr. and Mrs. Charles Nelson
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19 _____,at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____

Record of Deeds of said County.

Witness my hand and seal of
County affixed.By _____ Recording Officer
DeputySPACE RESERVED
FOR
RECORDER'S USE

RECEIVED AUG 4 1975

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records of Klamath County, Oregon, to secure the payment of \$24,800.00,
which Charles Nelson and Eleanor Nelson, Grantees herein, agree to
assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 4th day of AUGUST A. D. 19 75 at 1:30 o'clock PM., and
duly recorded in Vol. M 75, of DEEDS on Page 8995.

FEE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel May