

9281

WARRANTY DEED

Vol 76 Page 659

KNOW ALL MEN BY THESE PRESENTS, That
Husband and wife

CAROLYN S. SIMPSON and CLYDE J. SIMPSON,

AND VERA J. NELSON, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLIVER H. NELSON 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots Number Seven (7) and Eight (8), Block Seventeen (17), Second Addition to River Pine Estates, Klamath County, Oregon, According to the Official plat thereof on file with the County Clerk of Klamath County and Subject to the building and Use Restrictions appurtenant thereto and on file in Volume M-72, at page 6815 Deed Records.

(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

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 \$ 35,000.00

⁽¹⁾ However, the actual consideration consists of some other consideration or value given or promised which is the whole consideration (indicate which): ⁽²⁾ (The sentence between the symbols ⁽¹⁾, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the content of any symbol ⁽¹⁾ is 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 8th day of December, 1975; 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.

(If executed by a corporation,
affix corporate seal)

* Charles V. Simpson
* Charles V. Simpson

STATE OF OREGON.

County of Deschutes
December 8

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named
Carolyn S. & Clyde J. Simpson, H & W.

ment to be and acknowledged the foregoing instru-
Their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: 2/4/78

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:

Clyde & Carolyn Simpson
General Delivery
LaPine, Oregon 97739

Oliver H. Nelson & Vera J. Nelson
Star Rt. # 1, Hackett Dr.
LaPine, Oregon 97739

After recording return to:

Oliver H. Nelson & Vera Nelson
Star Rt. # 1, Hackett Dr.
Lapine, Oregon 97739

Until a change is requested all tax statements shall be sent to the following address

Oliver H. Nelson & Vera Nelson
Star Rt. # 1, Nackett Dr.
LaFayette, Oregon 97739

STATE OF OREGON.

County of _____

I certify that the within instrument was received for record on the 14th day of JUNE, 1976, at 12:03 o'clock P.M., and recorded in book H 76 on page 659 or as file/reel number 9134

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

By Hazel W. Hays Recording Officer
Deputy

FILE \$ 3.00