

99.0

KNOW ALL MEN BY THESE PRESENTS, That Raymond G. Nelson

hereinafter called grantor,
Raymond G.for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Nelson and Florence C. Nelson, husband and wifehereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

A portion of Tract 17, ENTERPRISE TRACTS, located in the E 1/2 SW 1/4
SE 1/4 of Section 34, Twp. 38 S. 9 E.W.M., Klamath County, Oregon,
described as follows: Beginning at an iron pin located in the North-
east corner of said Tract 17, Enterprise Tracts; thence S 1°48' W. a
distance of 955.9 feet to an iron pin on the corner of "Fehlen Shopping
Center Lots" and the West line of "Bryant Tracts No. 2"; thence N. 39°
36' W. along the Northeasterly boundary of "Fehlen Shopping Center Lots"
a distance of 538.8 feet to an iron pin; thence N. 85°30' W. along the
North boundary of "Fehlen Shopping Center Lots" a distance of 305.7 feet
to an iron pin in the West line of said Tract 17; thence N. 0°24' E.
along said West line of Tract 17 a distance of 184.55 feet to an iron
pin in the West bank of a creek; thence in a Northeasterly direction
along the West bank of said creek to the intersection of said West bank
of the creek and the North line of said Tract 17; thence S. 89°36' E
along the North line of said Tract 17 a distance of 469.2 feet, more or
less, to the point of beginning, containing 9.0 acres, more or less.
Also, a portion of Tract 17, ENTERPRISE TRACTS, located in the E 1/2
SW 1/4 SE 1/4 of Section 34, Twp. 38 S., R. 9 E.W.M., and more parti-
cularly described as follows: Beginning at an iron axle located in the
Northwest corner of said Tract 17, Enterprise Tracts; thence South 89°
(for continuation of this deed see reverse side of this document)

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols Ⓢ, 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 4th day of February, 1976;
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 *Raymond G. Nelson*
Raymond G. Nelson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
February 4, 1976

Personally appeared the above named
Raymond G. Nelson

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

Before me:
(OFFICIAL SEAL) *Therese E. Leakey*
Notary Public for Oregon
My commission expires 3-19-77

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and
_____ 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 be-
half 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond G. Nelson
3725 S. Main
Medford, OR 97504

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

Edith S. Nelson
540 Main
Medford, OR 97504

SPACE RESERVED
FOR
RECORDER'S USE

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/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

36' East a distance of 193.8 feet to an iron pin; thence along the westerly bank of a creek in a Southwesterly direction to an iron pin located on the intersection of the West bank of the creek with the West line of said Tract 17; thence North 0°24' East along the West line of said Tract 17 a distance of 336.0 feet, more or less, to the point of beginning, containing 0.75 acres, more or less.

SUBJECT TO: Irrigation regulations, easements and assessments of Klamath Project and Enterprise Irrigation District; overhang easement dated January 31, 1949, recorded February 8, 1949, Volume 228 of Deeds, on Page 422, Klamath County, Oregon records; conditions contained in deed from John Fehlen and Arleta Fehlen, husband and wife, to The State of Oregon, by and through its State Highway Commission, dated June 6, 1955, recorded June 10, 1955, in Volume 275 of Deeds, Page 121, records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Raymond G. L. S.

this 5th day of FEBRUARY, 1976 at 11:40 A.M.

duly recorded in Vol. 176, of 1976 on Feb. 1680

2029 0.00

By W. D. MLNE, County Clerk