

11139

KNOW ALL MEN BY THESE PRESENTS, That CLAIKE M. NELSON and MARLENE JOAN NELSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. A. WINETROUT, III, 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: The South half of TRACT D of RESUBDIVISION OF ENTERPRISE TRACT NO. 24, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules and regulations of South Suburban Sanitary District and Klamath Irrigation District.
2. Restrictions set forth in Deed from Frank Ira White and Lillian E. White to L.M. Manfull and Nora P. Manfull, dated July 14, 1936, recorded July 19, 1940 in Volume 130, page 475, Deed Records, Klamath County, Oregon.

(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 set forth above

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 \$ 17,500.00

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 8th day of March, 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.

(If executed by a corporation, affix corporate seal)

x Claire M. Nelson
x Marlene Joan Nelson

STATE OF OREGON,

County of Jackson

March 10

1976

Personally appeared the above named

Claire M. Nelson and Marlene

Joan Nelson

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

CHARLES M. PEREZ
NOTARY PUBLIC - OREGON

My commission expires 12/25/79

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the

_____ who, being duly sworn,

_____ 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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of March, 1976, at 3:09 o'clock P.M., and recorded in book H 76 on page 3507 or as file/reel number 11219.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

H. D. HILDE

Recording Officer
By Hazel Craig Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. C. A. Winetrou, III
4439 #3 Fox Hollow
Eugene, Oregon 97405

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

Mr. C. A. Winetrou, III
Address as above

NAME, ADDRESS, ZIP