

38-10509

03-10147

1008

## WARRANTY DEED (INDIVIDUAL)

5068

Know all men by these presents, that R. F. Walter and Margie M. Walter, husband and wife, hereinafter called grantor, convey(s) to Paul Henry Nelson and Darlene K. Nelson, husband and wife,

all that real property situated in the County of Klamath, State of Oregon, described as:

A parcel of land situated in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 15 bears North 89° 46' West, 740 feet, and South 0° 14' West, 1290 feet; thence South 0° 14' West along the Westerly right of way line of Sixth Street, 170.00 feet; thence North 89° 46' West, 244.80 feet; thence North 0° 14' East, 170.00 feet, to a line drawn parallel with and 30 feet distant from the North boundary of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 15; thence South 89° 46' East, 244.80 feet, to the true point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements of Malin Irrigation District and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

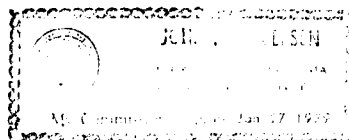
The true and actual consideration for this transfer is \$ 11,000.00.

Dated this 29th day of March, 1976.

*R. F. Walter*  
*Margie M. Walter*

CALIFORNIA  
STATE OF ~~OREGON~~, County of Tuolumne ss.

on March 29, 1976, 1976 personally appeared the above named R. F. Walter and Margie M. Walter and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*J. H. Nelson*  
Notary Public for ~~OREGON~~ California

My commission expires: 27 JAN 1979

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

R. F. Walter and  
Margie M. Walter

TO

Paul Henry Nelson and  
Darlene K. Nelson

After Recording Return to: + TAXES

FF54L  
Main Br.

STATE OF OREGON, )

) ss.

County of KLAMATH )

I certify that the within instrument was received for record on the 9th day of APRIL, 1976 at 4:10 o'clock P.M. and recorded in book M 76 on page 5068 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Hazel Drazie*

Deputy

FEE \$ 3.00