

18011 MTC 223 Vol 76 Page 13077

KNOW ALL MEN BY THESE PRESENTS, That NELLIE B. THOMSON, a single Woman,

in consideration of Ten and No/100 (\$10.00) - - - - - Dollars,

to her paid by FRED H. PHELPS, JR. and NINA M. PHELPS, husband and wife,

do es hereby grant, bargain, sell and convey unto said FRED H. PHELPS, JR. and NINA M. PHELPS husband and wife, their

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Beginning at the one quarter corner common to Sections 7 and 18, Township 39 South, Range 9 East of the Willamette Meridian; thence South 39°30' East, along the North line of said Section 18, a distance of 1066.8 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence South 1°32' West, along said right of way line a distance of 100.0 feet; thence North 89°30' West, 1065.2 feet, more or less, to the West line of the NW¼NE¼ of said Section 18; thence North 0°37' East 100.0 feet, more or less, to the point of beginning; being a portion of the NW¼NE¼ of Section 18, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO contract and/or lien for irrigation and/or drainage; easements and rights of way of record and those apparent on the land, if any;

To Have and to Hold, the above described and granted premises unto the said FRED H. PHELPS, JR. and NINA M. PHELPS, husband and wife, their heirs and assigns forever.

And NELLIE B. THOMSON the grantor above named do es covenant to and with the above named grantees, their heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that she will end her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above mentioned.

Witness my hand and seal this day of September, 1963.

Nellie B. Thomson (SEAL)

(SEAL)

(SEAL)

(SEAL)

Return to & Mail Box Station to: O.W. Coakley 431 Main St. Klamath Falls

76 Aug 23 PM 2 10

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 11th day of September, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named NELLIE B. THOMSON

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*William P. Brand*  
Notary Public for Oregon.  
My Commission expires 7-11-67



## WARRANTY DEED

(FORM No. 703)  
STEVENS-HES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of

} ss.

I certify that the within instrument was received for record on the 23 day of August, 19, at 2:10 o'clock P M., and recorded in book M76 on page 13077, Record of Deeds of said County.

Witness my hand and seal of County affixed.

William D. Milne  
County Clerk - Recorder.

By *W. P. Brand* Deputy.

WHEN RECORDED RETURN TO

fee \$6.00