A-27117

FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 180.00 WARRANTY DEED Vol. M76 Page 13095

KNOW ALL MEN BY THESE PRESENTS, That RICHARD NELSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE N. KAYLOR *, 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 NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 27, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, EXCEPTING those portions used for county road purposes.

SUBJECT TO: All future real property taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

AUG 23 PM 3 16

(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 above set forth *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 $ 75,000.00 ①*However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).* ① *Strike out not applicable. Should be signed. 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 7 *day of* March *, 19* 75 *; 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.*

Richard Nelsen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss.

March 19, 1975.

Personally appeared the above named RICHARD NELSEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires 8-5-75

STATE OF OREGON, County of) ss.

, 19

Personally appeared 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 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: (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Richard Nelsen

GRANTOR'S NAME AND ADDRESS

Lawrence N. Kaylor

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence N. Kaylor

NAME, ADDRESS, ZIP

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

Lawrence N. Kaylor
Route 2, Box 545
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 23 rd day of August, 19 76, at 3:16 o'clock P M., and recorded in book M76 on page 13095 or as file/reel number 18020, Record of Deeds of said county.

Witness my hand and seal of County affixed.

William D. Milne, County Clerk
Recording Officer

By Hazel Dragie Deputy

fee $3.00