

1967 SN

MTC 2122

STEVENS-NESS LAW FIRM, CO., PORTLAND, ORE.

12506

2176

15160

KNOW ALL MEN BY THESE PRESENTS, That CAROL A. ZUMWALT

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CARL M. NIELSEN and CARMELITA J. NIELSEN, husband and wife
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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that portion of Tract 2 of 400 SUBDIVISION lying Southerly and Westerly of
the Right of Way of the No. 1-B-1-A drain of Klamath Project.

SUBJECT TO:

1. Taxes for the fiscal year, 1976-77, a lien but not yet due and payable.
2. Regulations of Klamath Irrigation District.
3. Easements and rights of way of record and those apparent on the land, if any.

(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.

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 27th day of September, 1976.

Carol A. Zumwalt

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Carol A. Zumwalt

September 27, 1976

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

Before me: *Marlene J. Addington*
Notary Public for Oregon
My commission expires March 21, 1977

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <i>Mountain Title Co.</i> <i>407 Main</i> <i>Klamath Falls, Ore.</i> NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
27 day of Sept, 1976,
at 2:52 o'clock P.M., and recorded
in book M. 76 on page 5160 or as
file/reel number 19506,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm D Milne

Recording Officer

By *Barbara L. Bate* Deputy

3.00