

2#0141206 m70-1251-13238

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

29903

WARRANTY DEED

601 NEW PUBLISHING CO., PORTLAND, OR, 97204

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KNOW ALL MEN BY THESE PRESENTS, That ELMER R. WALKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD NIELSON, 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:

Lot 3 in Block 2 SHASTA VIEW TRACTS.

Subject to: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations in Deed recorded December 18, 1930, in Deed Book 93 at page 341, Deed Records; and Easements and rights of way of record or 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 except as hereinabove 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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole or part of the 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 April, 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.

Elmer R. Walker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath,) ss.
April 8, 1976.

Personally appeared the above named
ELMER R. WALKER

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1/11/79.

STATE OF OREGON, County of) ss.
April 8, 1976.

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:

ELMER R. WALKER

GRANTOR'S NAME AND ADDRESS

RONALD NIELSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Ronald Nielson
6047 Shasta Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

State of Oregon,) ss.
County of Klamath)

I hereby certify that the within instrument was received and filed for record on the 20th day of May, 1977, at 12:09 o'clock P M. and recorded on Page 8827 in Book M77 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By Deputy

Fee \$ 3.00