

MTG-3776

32319

WARRANTY DEED

Vol. 11 Page 12209

KNOW ALL MEN BY THESE PRESENTS, That GENE GHELLER AND JESSIE GHELLER
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DONALD DUANE NELSON AND SHIRLEY DEE NELSON 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that portion of Lot 5, Block 125 of MILLS ADDITION TO THE CITY OF
KLAMATH FALLS, OREGON, more particularly described as follows:

Beginning on the North line of said Lot 5 aforesaid, at a point lying 50 feet
East of the intersection with the West line of Lot 4 if extended North of said
Block; thence West 50 feet to the Westerly line of said Lot 4 if extended North
of said Block; thence South along the West line of Lot 4 extended to the Southerly
line of the U.S. Government B Lateral Canal Right Of Way; thence Southeasterly
along said Right Of Way line to a point 50 feet East at right angles to the West
line of Lot 4 in said Block; thence North to the point of beginning.

(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

Those of Record

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 \$ fullfillment of cont.

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 11 day of July, 1977;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
Klamath) ss.
County of)
July 11, 1977

STATE OF OREGON, County of) ss.
1977

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

Personally appeared the above named
Gene GHELLER AND
Jessie GHELLER
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half 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)

Before me:

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTG - Branch

NAME, ADDRESS, ZIP

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

Dorothy J. Kyle
Rt. 1, Box 125
City

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
11th day of July, 1977,
at 2:19 o'clock P.M., and recorded
in book M 77 on page 12209 or as
file/reel number 32319

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer

By Royal Inajal Deputy

Fee \$3.00