

33016

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 13186

ROSE M. FRAIN

, hereinafter called grantor, convey(s) to

JAMES H. NIELSEN

all that real property situated in the County

of Klamath State of Oregon, described as:

Lot 13 in Block 1 of STEWART ADDITION

SUBJECT TO:

Taxes for the year 1977-78 are now a lien but not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
that stated above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,000.00 *Dated this 25th day of July, 19 77.Rose M. Frain
Rose M. FrainSTATE OF OREGON, County of Klamath) ss.On this 25th day of July, 19 77 personally appeared the above named
Rose M. Frain and acknowledged the foregoinginstrument to be her voluntary act and deed.

Before me:

Eileen S. Blaine
Notary Public for OregonMy commission expires: 6-13-80

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

FRAIN

TO

NIELSEN

After Recording Return to:

Mr. James H. Nielsen
3508 Granite
Klamath Falls, OR 97601

STATE OF OREGON,)

) ss.

County of Klamath)I certify that the within instrument was received for record
on the 25th day of July, 19 77
at 3:53 o'clock P. M. and recorded in book M 77
on page 13186 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Harold Orsinger

Deputy

Fee \$3.00