

33027

WARRANTY DEED (INDIVIDUAL)

Page 13301

HAYDEN A. NELSON and ~~DEANNE N. NELSON~~ ^{Dianne G. Nelson} husband and wifehereinafter called grantor, convey(s) to
JOHN F. PEARSON, an estate in fee simpleall that real property situated in the County
of Klamath, State of Oregon, described as:The S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 East of the
Willamette Meridian.

SUBJECT TO:

1. The Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions the thereof, dated June 8, 1964, recorded June 9, 1964 in Book: 353 at Page: 395 in Klamath County Deed Records, in favor of the general public for ingress and egress across the west 30 feet of the above described parcel.
3. An easement recorded July 11, 1977 in Book M-77 at Page 12234 for electric transmission line.

Note: Dianne G. Nelson acquired title as Deanne N. Nelson

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those 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 \$ 18,000.00 *Dated this 18th day of July, 19 77Hayden A. NelsonDeanne N. Nelson
Dianne G. NelsonSTATE OF Alabama, County of MadisonOn this 19 day of JulyHayden A. Nelson and Deanne N. Nelson, 19 77 personally appeared the above named
instrument to be their voluntary act and deed.

Before me:

Louise Thompson
Notary Public for Oregon ALABAMA
My commission expires: MY COMMISSION EXPIRES 8-6-77

* 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)

NELSON

TO
PEARSON

After Recording Return to:

Mr. John Pearson
c/o Ahern Realty
52427 River Pine Road
LaPine, OR 97739

STATE OF OREGON,

County of KLAMATHI certify that the within instrument was received for record
on the 26th day of JULY, 19 77
at 10:46 o'clock A.M. and recorded in book M77
on page 13301 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By

Pat McCullough Deputy

FEE \$ 3.00