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A-28155

-WARRANTY DEED-

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LESLIE W. DEES, Grantor, warrants and conveys to DONALD MARC NELSON and JO ROCHEL NELSON, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

SE $\frac{1}{4}$  and SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, NE $\frac{1}{4}$  of Section 23, Township 40 South, Range 13 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to United States of America by deed recorded November 23, 1922 in Volume 59 on page 334, Deed Records of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land; if the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968 in which the land was subject to the special land use assessment; acreage and use limitations under the provisions of United States Statutes and regulations issued thereunder; also subject to Lease and Agreement, including the terms and provisions thereof, by and between Robert E. Bartell and Darla, husband and wife, to Dowdle Oil Corporation, dated July 2, 1973 and recorded August 17, 1973, in Microfilm records M-73 on page 11181, records of Klamath County, Oregon, for the extraction of hot water, steam and thermal energy; 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 Two Hundred Twenty Thousand and No/100ths (\$220,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Dept of Veterans Affairs, Salem Or 97316

DATED this 6 day of Jan, 1978.

Return to Nelson  
Rt 1 Box 134

Bonanza, Or 97623

STATE OF OREGON )

County of Klamath )

ss. 6 Jan, 1978.

Leslie W Dees

Personally appeared the above-named LESLIE W. DEES and acknowledged the foregoing instrument to be his voluntary act Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 9th day of January A. D. 1978 at 2:54 clock P.M., and

WILLIAM P. BRANDNESS

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

duly recorded in Vol. M78, of Deeds on Page 456

Fee: \$3.00

Wm D. MILNE, County Clerk

By Bernetha J. Letch

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