

A 28758

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. PHILLIPS and CAROL A. PHILLIPS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. NELSON and MARJORIE L. NELSON, as tenants by the entirety, of an undivided one-half interest and CHARLES A. NELSON, JR. and ELEANOR NELSON, as tenants by the entirety, as to the remaining one-half interest of the following property, 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:

A tract of land in Township 40 South, Range 13 East of the Willamette Meridian:

Section 4: All of the S $\frac{1}{2}$ lying West of the Langell Valley Market Road and the NE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the East 8.70 acres.

Section 9: All of the N $\frac{1}{2}$ lying West of the Langell Valley Market Road, EXCEPTING THEREFROM those portions conveyed to the United States of America by deed dated September 15, 1922, recorded October 9, 1922 in Volume 59 at page 202 and by Deed dated April 6, 1924, recorded June 30, 1924 in Volume 64 at page 273, all in Deed Records of Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated April 9, 1973, recorded April 11, 1973 in Book M-73 at page 4243, Microfilm Records, given to secure the payment of \$47,500.00, with interest thereon and such future advances as may be provided herein, executed by Donald L. Phillips and Carol A. Phillips, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs.

Mortgage, including the terms and provisions thereof, dated April 9, 1973, recorded April 11, 1973 in Book M-73 at page 4245, Microfilm Records, given to secure the payment of \$52,500.00 with interest thereon and such future advances as may be provided herein, executed by Donald L. Phillips and Carol A. Phillips, husband and wife, to M. W. Dearborn and Carolyn Dearborn, husband and wife.

Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

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 stated hereinabove, 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 \$153,000.00.

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 12 day of April, 1974.

Return to: Charles Nelson
Rt 1 Box 33
Bonanza Or 97023

Mail tax statements to same

STATE OF OREGON)
) ss.

County of KLAMATH)

Donald L. Phillips
Carol A. Phillips

April 12, 1974

Personally appeared the above named Donald L. Phillips and Carol A. Phillips, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

James W. Wesley
Notary Public for Oregon
My Commission expires: 1-20-76

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title Co.
this 10th day of January A. D. 1978 at 11:58 Clock A. M., and
fully recorded in Vol. M78 of Deeds on Page 563

Wm D. MILNE, County Clerk
By Bonetha H. Ketch

Fee \$6.00

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