

C# 01-41462 T/A 38-13902

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WARRANTY DEED

GILBERT L. NELSON and GAIL L. NELSON, husband and wife, Grantors
convey and warrant to DOUGLAS R. LONDBORG and LORNA L. LONDBORG,
husband and wife, Grantees, the following described real property
located in Klamath County, State of Oregon, free of all encumbrances,
except as specifically set forth herein:

Lot 33 in Block 1 FIRST ADDITION TO KELENE GARDENS,
Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded April 25, 1968 in Book M-68, page 3337;
5. Set back lines and utility easements, including the terms and provisions thereof, as set out on the plat and in the dedication of First Addition to Kelene Gardens;
6. Perpetual easement for drainage purposes, given by Ronald E. Phair and Lorraine Phair, husband and wife, including the terms and provisions thereof, as set forth in Deed Volume M-70 at page 1840, recorded March 6, 1970.

The true and actual consideration paid for this conveyance is \$35,100.00.

WITNESS Grantors' hands this 30 day of December, 1977.

Gilbert L. Nelson
Gail L. Nelson

STATE OF OREGON)
County of Klamath) ss.

Personally appeared GILBERT L. NELSON and GAIL L. NELSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1981

Unless a change is requested
all future tax statements shall
be sent to:

NOTARY PUBLIC FOR OREGON
My Commission Expires:

AFTER RECORDING RETURN TO:

FFS & L

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of
January A.D., 19 78 at 3:30 o'clock P.M., and duly recorded in Vol. M78
of Deeds on Page 613

FEE \$3.00

WM. D. MILNE, County Clerk

By *Berntha S. Letcher* Deputy