

1-174

44627

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Dennis Allen Nelson and Louise M. Nelson, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16, Block 38, Sixth Addition to Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the records of  
Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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  
easements and restrictions of record or apparent on the face of the land.

and that  
grantor will warrant and forever defend the said premises 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 \$7,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
consideration (indicate which) (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 13<sup>th</sup> day of March, 1978;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 13, 1978.

Personally appeared the above named E. J. Shipsey,  
a general partner of Klamath River Acres of Oregon, Ltd.

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me,  
(OFFICIAL SEAL) M. Ellingford

Notary Public for Oregon

My commission expires: 4/18/80

Attorney-in-fact for Benjamin Curtis Harris a  
General partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON, County of ) ss.  
1978.

Personally appeared and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Klamath River Acres of Oregon, Ltd.

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Dennis Allen Nelson &amp; Louise M. Nelson

4615 Villa Drive

Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis Allen Nelson &amp; Louise M. Nelson

4615 Villa Dr.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dennis Allen Nelson &amp; Louise M. Nelson

4615 Villa Dr.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instru-

ment was received for record on the

day of 19

at o'clock M., and recorded

in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By Recording Officer

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

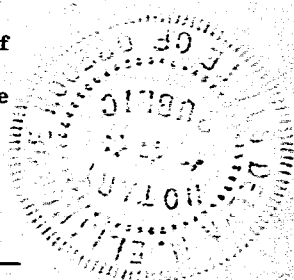
ACKNOWLEDGMENT BY ATTORNEY IN FACT

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STATE OF OREGON }  
County of Klamath } ss

On the 13<sup>th</sup> day of March, 1978, personally appeared  
E. J. SHIPSEY, who being first duly sworn, did say that he is  
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he  
executed the foregoing instrument by authority of and in behalf of  
said Principal; and that he acknowledged said instrument to be the  
act and deed of said Principal.

Before me: Delda M. Ellingboe  
Notary Public for Oregon  
My Commission Expires: 4/18/80



STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Klamath River Acres of Oregon  
this 14<sup>th</sup> day of March A. D. 19 78 at 4:42 clock P.M., and  
fully recorded in Vol. M78, of Deeds on Page 4894

Wm D. MILNE, County Clerk  
By: Bernetha A. Helich  
Fee \$6.00