

SK 45742

MTC 2946

STEVENESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That DORSEY F. SHIPMAN

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in consideration of -----TEN AND NO/100-----, hereinafter called the grantor,
Dollars,to grantor paid by DENNIS RAY NELSON and BEVERLY JEAN NELSON, husband and
wife

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: Lots 19 and 20, Block 10, St. Francis Park, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water irrigation rights in connection therewith; regulations, liens, assessments, and laws relating to the South Suburban Sanitary District; reservations in the Dedication of St. Francis Park; reservations, restrictions and conditions contained in that certain deed from George S. Rusco, et ux, recorded January 19, 1950 in Volume 236 at page 332, Deed Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises 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 above

warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 18th day of November, 1966



Dorsey F. Shipman (SEAL)

(SEAL)

(SEAL)

(SEAL)

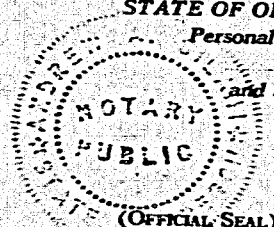
STATE OF OREGON, County of Klamath

Personally appeared the above named

DORSEY F. SHIPMAN

and acknowledged the foregoing instrument to be

voluntary act and deed.



Before me:

Andrew A. Silavie

Notary Public for Oregon

My commission expires March 13, 1970

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Dennis Nelson
5912 Dryx
Klamath Falls, Ore.

State of Oregon,
County of Klamath

I hereby certify that the within instrument was
received and filed for record on the 4th
day of April, 1978, at 3:19
o'clock P. M. and recorded on Page 6448
in Book M78 Records of Deeds
of said County.

WM. D. MILNE, County Clerk

By [Signature] Deputy

Fee \$3.00