

1-1-74

46302

WARRANTY DEED

Vol. M Page 7255

KNOW ALL MEN BY THESE PRESENTS, That RANDALL C. NELSON and TIBBY A. NELSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CALVIN B. KERN, JR. and WANDA J. KERN, husband and wife, 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:

Beginning at a point which lies North 89° 42' West along the section line a distance of 710.5 feet, and South 6° 02' West along the Easterly right-of-way line of the Dalles-California Highway a distance of 309.1 feet and South 89° 09' East a distance of 300 feet from the iron pin which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence; continuing South 89° 09' East a distance of 100 feet to a point; thence South 6° 02' West a distance of 145.8 feet to a point; thence North 89° 09' West a distance of 100 feet; thence North 6° 02' East a distance of 145.8 feet to the point of beginning, said tract being in the NE¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, 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:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. 2. Grant of right of way recorded in Volume 61, page 400.

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 \$ 45,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ®, 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 13th day of April, 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)

Randall C. Nelson
Tibby A. Nelson

STATE OF OREGON,

County of Klamath

April 13th, 1978.

Personally appeared the above named Randall C. Nelson and Tibby A. Nelson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of

) ss.

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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 behalf 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Calvin B. Kern, Jr. & Wanda J. Kern
1203 California Avenue
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of April, 1978, at 2:29 o'clock P.M., and recorded in book M78 on page 7255 or as file/reel number 46302

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By *Wanda J. Kern* Deputy

Fee \$3.00