

01-11200

7A-14435

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48189

CHARLES NELSON and ELEANOR NELSON,

ALL MEN BY THESE PRESENTS, That CHARLES NELSON and ELEANOR NELSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MATT MONROE and BARBARA MONROE, as tenants by the entirety, 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:

See Attached property description, exhibit "A"

(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 or restrictions of record common to the area or apparent on the face of the land

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 \$ 68,000.00

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 12th day of May, 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, } ss.
County of Klamath
May 12, 1978

Personally appeared the above named Charles Nelson and Eleanor Nelson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donald Bert Hamilton
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3/20/81

STATE OF OREGON, County of _____, 19____ ss.
Personally appeared _____, 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:

Charles Nelson and Eleanor Nelson
GRANTOR'S NAME AND ADDRESS
Matt Monroe and Barbara Monroe
GRANTEE'S NAME AND ADDRESS
After recording return to:
KLAMATH FIRST FEDERAL
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Matt Monroe and Barbara Monroe
SAME
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument 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 attixed.
By _____ Recording Officer
Deputy

Attached Exhibit "A"

10007

A portion of Section 21, Township 39 South,
Range 12 East of the Willamette Meridian, in the County of
Klamath, State of Oregon, described as follows:

Commencing at the corner common to Sections 21, 22, 27 and 28,
Township 39 South, Range 12 East of the Willamette Meridian;
thence West, along the South boundary of Section 21, 2041.10
feet; thence North $3^{\circ} 37'$ West, 1233.15 feet; thence North $86^{\circ} 23'$
East, 20.00 feet to the true point of beginning; thence North 86°
 $23'$ East 241.32 feet; thence South $34^{\circ} 27'$ East, 376.00 feet; thence
South $86^{\circ} 23'$ West, 434.04 feet; thence North $3^{\circ} 37'$ West, 322.86
feet to the true point of beginning.

ALSO a 40.00 foot wide roadway easement, being 20.00 feet either
side of the following described centerline; commencing at the
corner common to Section 21, 22, 27 and 28; thence West, along the
South boundary of Section 21, 2041.10 feet to the true point of
beginning; thence North $3^{\circ} 37'$ West, 2059.08 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss

and for record at request of TRANSAMERICA TITLE INS. CO
on the 15th day of MAY A. D. 19 78 at 10:42 o'clock A. M., and

fully recorded in Vol. M78, of DEEDS

on Page 10006

FEE \$ 6.00

Wm D. MILNE, County Clerk

Richard H. Gatoch