

KNOW ALL MEN BY THESE PRESENTS, That Fred L. Nelson and Florence K. Nelson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jim Kloiber and Cheryl Kloiber, 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:

NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1978-79, now a lien, but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.
3. Easement, including the terms and provisions thereof, recorded December 15, 1917 in Volume 113 at page 375, Deed records of Klamath County, Oregon, granted to the Pacific Telephone Company and the Telegraph Company.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantor 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 listed above or those apparent upon the land, if any, as of the date of this deed.

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 \$ 8,000.00

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

In construing this deed and in all 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 6 day of September, 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, it is voidable only)

Fred L. Nelson

Florence K. Nelson

STATE OF OREGON,

County of Klamath

September 6, 1978

STATE OF OREGON, County of _____) ss.

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 _____

Personally appeared the above named Fred L. Nelson and Florence K. Nelson, Husband and Wife

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

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

Before me:

(OFFICIAL SEAL)

Alice Stille

Notary Public for Oregon

My commission expires:

My Commission Expires July 1, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Fred L. and Florence K. Nelson

GRANTOR'S NAME AND ADDRESS

Jim Kloiber
1629 Crescent
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Jim Kloiber
1629 Crescent
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Full exchange is required and all fee statements shall be sent to the following address:

Jim Kloiber
1629 Crescent
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 7th day of September, 1978, at 10:42 o'clock A.M., and recorded in book M78 on page 19753 or as file/reel number 54582, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By _____ Deputy