

57289

RAYMOND J. STALNAKER AND DOROTHY L. STALNAKER, husband and wife
hereinafter called grantor, convey(s) to
WILLARD E. NELSON AND CONSTANCE B. NELSON, husband and wife
all that real property situated in the County
of Klamath State of Oregon, described as:

SEE ATTACHED EXHIBIT A

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SET FORTH IN EXHIBIT A

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 45,900.00. This price
** includes a Mobile Home

Dated this 24 day of October, 19 78

Raymond J. Stalaker
Dorothy L. Stalaker

STATE OF OREGON, County of Klamath) ss.

October 24, 19 78 personally appeared the above named
Raymond J. Stalaker & Dorothy L. Stalaker and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 12/1/79

Notary Public for Oregon

My commission expires:

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO _____

After Recording Return to: Ta donna
send tax statements to:
Dept of Veterans Affairs
1225 Ferry St S. E.
Salem, Oregon 97310

STATE OF OREGON,)
County of _____) ss.
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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

_____ Title
By P Deputy

78 OCT 25 AM 11 53

EXHIBIT A

DESCRIPTION

The Northerly one-half of the following described real property, to wit:

A tract of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the forth line a distance of 780.0 feet and North 1° 02' West a distance of 298.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of ALTAMONT ACRES, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian and running thence; North 89° 40' East a distance of 224.4 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. drain ditch; thence North 4° 22' West along the said Westerly right of way line of the U.S.R.S. Drain a distance of 128.8 feet to an iron pin; thence South 89° 40' West a distance of 216.7 feet to an iron pin; thence South 1° 02' East a distance of 128.4 feet more or less to the point of beginning, said tract being in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

Subject to:

1. Taxes for the year 1978-79, a lien but not yet due and payable
2. Regulations of the Klamath Irrigations District
3. Regulations of the South Suburban Sanitary District

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on the 25th day of October A. D. 19 78 at 11:53 o'clock A. M., and

legally recorded in Vol. M78, of Deeds on Page 23975

Wm D. MILNE, County Cl.
 BY Benjamin H. H. H. H.

Fee \$6.00