

17510-0

63526

CLAES NILSSON and GERALDINE NILSSON, husband and wife
 hereinafter called grantor, convey(s) to
 WAYNE E. PHILLIPS and HELEN J. PHILLIPS, husband and wife
 all that real property situated in the County
 of KLAMATH, State of Oregon, described as:

Lots 15 and 16, Block 13, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations for the City of Klamath Falls, 2. Trust Deed,
 recorded September 26, 1973 in Book M-73 at page 13041, Trustor: Claes
 Nilsson and Geraldine Nilsson, Trustee: William Ganong, Jr. Beneficiary:
 First Federal Savings and Loan Association of Klamath Falls, Oregon which
 buyers agree to assume and pay in full.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 those stated above.

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 \$ 85,000.00.

Dated this 2 day of March, 19 79

Claes Nilsson
 CLAES NILSSON

Geraldine Nilsson
 GERALDINE NILSSON

STATE OF OREGON, County of KLAMATH) ss.

on this date, March 2, 19 79 personally appeared the above named
Claes Nilsson and Geraldine Nilsson, husband and wife 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 4/21/79

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)

NILSSON
 TO

PHILLIPS

After Recording Return to: TA DONNA
 SEND TAX STATEMENTS TO:
 Mr. & Mrs. Wayne E. Phillips
 1415 Eldorado
 Klamath Falls, Oregon 97601

STATE OF OREGON,)
) ss.

County of Klamath)

I certify that the within instrument was received for record
 on the 6th day of March, 1979.
 at 3:18 o'clock P.M. and recorded in book M79
 on page 5077 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha J. Helseth Title
 Deputy

Fee \$3.00