

TA 615



1-1-74 71301

WARRANTY DEED

CANDACE L. NELSON, owner of a 1/3

KNOW ALL MEN BY THESE PRESENTS, That  
undivided interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Henry T. Holman  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

An 1/3 undivided interest in the following described real property:

Lot 1, Block 2, of Sunburst Estates in Klamath County, Oregon.

EXCEPTING: An non-exclusive ingress and egress easement, 20  
feet in width, on the West boundary of Lot 1, Block 2, in the  
Sunburst Estates, 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, easements or restrictions of record, or easements and restrictions  
common to the area or apparent on the face of the land 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 \$5,000.00

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 19 day of July, 19 79;

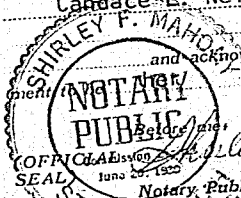
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Candace L. Nelson

(If executed by a corporation,  
affix corporate seal)

UTAH  
STATE OF OREGON } ss.  
County of Salt Lake  
July 9, 19 79

Personally appeared the above named  
Candace L. Nelson



and acknowledged the foregoing instru-  
ment as her voluntary act and deed.  
Notary Public for OREGON Utah  
My commission expires:  
June 20, 1980

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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 be-  
half 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:

Candace L. Nelson

Salt Lake, Utah

GRANTOR'S NAME AND ADDRESS

Henry T. Holman

2461 Hawkins  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry T. Holman

2461 Hawkins Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Henry T. Holman

2461 Hawkins Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON ,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
26th day of July, 19 79,  
at 10:34 o'clock A.M., and recorded  
in book 179 on page 17767 or as  
file/reel number 71301  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

W. D. Milne Recording Officer  
By Berntha Whitech Deputy  
Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE