

71688

WARRANTY DEED

Vol. 779 Page 18324

KNOW ALL MEN BY THESE PRESENTS, That DAVID P. NELSEN and FRANCES D. NELSEN,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERIC P. CHELSEN and MARY L. CHELSEN, 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:

Lot 6 in Block 1, TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- Continued on the reverse side of deed -

(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 as stated on the reverse of this deed, or 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 \$ 37,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 1st day of August, 1979; 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.

DAVID P. NELSEN
FRANCES D. NELSEN

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
July 31, 1979 }

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. and Mrs. David P. Nelsen
414 Highland
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Eric P. Chelsen
3741 Schooler Court
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Eric P. Chelsen
SAME

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Eric P. Chelsen
SAME

NAME, ADDRESS, ZIP

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 affixed.

Recording Officer

By _____

Deputy

18335

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., dated April 10, 1974, recorded May 2, 1974 in Volume M74, page 5514, Microfilm Records of Klamath County, Oregon, which states: "There will be a \$51.00 connection fee for water."
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Subject to Declaration, including the terms and provisions thereof, executed by Henley Land Company, Inc., dated July 22, 1974 and recorded July 30, 1974 in Volume M74, page 9272, Microfilm Records of Klamath County, Oregon, and to Amendment to Declaration executed by said Henley Land Company, Inc., dated June 12, 1975 and recorded in Volume M75, page 7360, Microfilm Records of Klamath County, Oregon.
6. Reservations as contained in Deed recorded December 16, 1974 in Volume M74, page 15925, Microfilm Records of Klamath County, Oregon.
7. Subject to the regulations and assessments of the Country Green Homeowner's Association.
8. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 1st day of August A. D. 1979 at 11:26 clock AM. or
 duly recorded in Vol. 479, of Deeds on Page 18334
 By Wm D. MILNE, County Clerk
Berntha Sketsch

Fee \$7.00