



WARRANTY DEED

92128

Vol. 78 Page

5240

STEVENS-NESS LAW PUB. CO. PORTLAND, ORE.



BEFORE ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Samuel S. Nelson, Jr., and Juanita A. Nelson, Jr., 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 Five (5) and Six (6), Block Fifteen (15), Frist Addition to River Pine Estates, County of Klamath, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-67 at page 3386 Deed Records.

(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:

Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

and that grantor will warrant and forever defend the above granted 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 \$ 2790.00

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).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 17th day of August, 1978

Betty Jane Ahern

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named Betty Jane Ahern

August 17, 1978

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

Before me:

Donna P. Dargatz

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires May 3, 1976

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Betty Jane Ahern

TO

Samuel S. Nelson, Jr. and

Juanita A. Nelson, H/W

AFTER RECORDING RETURN TO

Samuel & Juanita Nelson 12330 S.W. 60th Portland, Oregon 97219

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of March, 1980, at 9:41 o'clock A.M., and recorded in book 1800 on page 5240 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By [Signature] Deputy.

Fee \$3.50

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633