

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Raymond A. Nelson and Vera A. Nelson, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald L. Merman & Associates, a partnership consisting of Ronald L. Merman and Raymond A. Nelson 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 4,3, west 30 of Lot 2 Block 44,
Grandview Addition to Bonanza, Klamath
County, Oregon 97623

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on 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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 21st day of April, 1981; 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.

(If executed by a corporation, affix corporate seal)

Raymond A. Nelson
Raymond A. Nelson

Vera A. Nelson
Vera A. Nelson

STATE OF OREGON, County of Klamath ss.

STATE OF OREGON, County of Klamath ss.
April 21, 1981

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 _____

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)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 2-5-85

Raymond A. Nelson & Vera A. Nelson
1920 Arthur, Apt. 15
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ronald L. Merman
P.O. Box 207
Bonanza, Oregon 97623
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald L. Merman
P.O. Box 207
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

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

Ronald L. Merman
P.O. Box 207
Bonanza, Oregon 97623

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of April, 1981, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M81 on page 7170 or as document/fee/file/instrument/microfilm No. 98679. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Debra G. Gagne Deputy

Fee \$3.50