

5273

TA M-1418-0

WARRANTY DEED (INDIVIDUAL)

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WILLIAM O. NELSON and TRUDY D. NELSON, husband and wife

hereinafter called grantor, convey(s) to

VAN W. BEST and V. GWEN BEST, husband and wife

of Klamath, State of Oregon, described as:

Lot 8, Block 38, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Reservations and restrictions contained in Deed from Hot Springs Company to Effie S. Wiley recorded in Book 26 at page 168, Deed Records.
3. Trust Deed, including the terms and provisions thereof, recorded June 30, 1976 in Book M-76 at page 9912, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

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

See 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 \$ 80,500.00.Dated this 28th day of September, 1981.

William O. Nelson
Trudy D. Nelson

STATE OF OREGON, County of Klamath) ss.

On the 1st day of September, 1981, personally appeared the above named
William O. Nelson and Trudy D. Nelson and acknowledged the foregoing
instrument to be their voluntary act and deed. N.P.

Before me:

Barlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-85

- * 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)

STATE OF OREGON,)
County of Klamath) ss.

TO _____

I certify that the within instrument was received for record
on the 8th day of October, 1981
at 3:35 o'clock P.M. and recorded in book M-81
on page 17827 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk Title

By Glenn A. Glavin Deputy

Fee \$4.00

After Recording Return to: taxes
Mr & Mrs Van Best
745 Eldorado
Klamath Falls OR
97601