

155-3320 MTC-10713-2

WARRANTY DEED

Vol 17-81 Page 18223

KNOW ALL MEN BY THESE PRESENTS, That
 Earl Dewain Bolin and Paulette E. Bolin, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Joel P. Nelson and Rosalyce L. Nelson, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Tract 25, of ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract 25, ALTAMONT SMALL FARMS, said point being 528.0 feet distant Westerly from the Northeasterly corner of said tract, and running West along said Northerly boundary line 132.0 feet; thence South 326.8 feet, more or less to a point in the Southerly boundary of said tract; thence East along said boundary of said tract 132.0 feet; thence North 325.6 feet to a point of beginning.

(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 those 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 \$ 37,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th day of October, 19 81;
 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)

STATE OF OREGON, County of) ss.
 , 19

STATE OF OREGON,)
 County of Klamath) ss.
 October 9, 19 81.

Personally appeared the above named
 Earl Dewain Bolin and
 Paulette E. Bolin

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: 7/13/85

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:

Earl Dewain Bolin and Paulette E. Bolin

524 Shawley
 Sanger, Calif 93657
 GRANTOR'S NAME AND ADDRESS

Joel P. Nelson and Rosalyce L. Nelson
 2225 South Side Hwy-Paso
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instru-
 ment 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.

By

Recording Officer
 Deputy

SUBJECT TO:

18224

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. Assessments, if any, due to the City of Klamath Falls for water use.
6. Reservations and restrictions as contained in Deed recorded in Volume 159, page 374, Deed Records of Klamath County, Oregon, to wit:
"Subject to all contracts with the United States of America, Klamath Water Users Association and Klamath Irrigation District relative to the reclamation and irrigation of said land and all rights of way heretofore granted or in use for roads, ditches and canals and easements therefor; and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described."
(Affects Tracts 1, 19, 20, 22, 23, 24, 25, 44 and 45, ALTAMONT SMALL FARMS)
7. Reservations and restrictions as contained in Deed recorded January 15, 1954 in Volume 265, page 66, Deed Records of Klamath County, Oregon, to wit:
"Subject to rights of way heretofore granted or in use at this time for roads, ditches and canals and easements therefor; and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described."
(Affects Westerly 415.2 feet of Lot 25 and other property)
8. Warranty Clearance Easement recorded in Volume 293, page 60, Deed Records of Klamath County, Oregon, in favor of United States of America.
(Affects Easterly 151.2 feet of the Westerly 283.2 feet of Tract 25)
9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: August 16, 1979
Recorded: August 17, 1979
Volume: M79, page 19683, Microfilm Records of Klamath County, Oregon
Amount: \$26,350.00
Grantor: Earl Dewain Bolin and Paulette E. Bolin, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
SAID DEED OF TRUST GRANTEE HEREIN AGREES TO ASSUME AND PAY.
10. 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 Company
this 16th day of Oct. A.D. 1981 at 4:15 o'clock P.M. and
duly recorded in Vol. M-81, of Deeds on Page 18223

By EVELYN BIEHN, County Clerk

Fee \$8.00