

18535

10320 (1st flty)

-WARRANTY DEED-

M82 18673

RUSSELL M. SHAW, Grantor, conveys to ALVIN C. NELSON, CHARLES A. NELSON, and DONALD M. NELSON, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at a point in the Southeasterly boundary of Washington Street, which is also the Northwesterly boundary of Lot 6 in Block 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, located 15 feet distant Southwesterly from the most Northerly corner of said Lot 6; thence Southwesterly along Washington Street to the line between Lots 5 and 6 in said Block 45; thence Southeasterly along said line between Lots 5 and 6 a distance of 90 feet; thence Northeasterly at right angles to said line between said Lots 5 and 6, a distance of 55.83 feet; thence Northwesterly in a straight line to the point of beginning.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 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 Eighteen Thousand Six Hundred Fifty and No/100ths (\$18,650.00) DOLLARS.

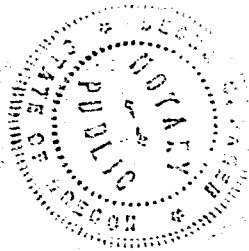
Until a change is requested, all tax statements shall be mailed to the following address: _____

DATED this 11 day of March, 1976.

STATE OF OREGON)
County of Klamath) ss.

March 11, 1976.

Personally appeared the above-named RUSSELL M. SHAW and acknowledged the foregoing instrument to be his voluntary act. Before me:



Richard J. Hagen
Notary Public for Oregon
My Commission expires: 2-7-80

After Recording, Return to
ROBERT C LOOMIS
294 WEST 11TH
EUGENE, OR, 97401

WILLIAM P. BRANDSNESS

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20 day of Dec. A.D., 19 82 at 9:43 o'clock A M., and duly recorded in Vol M82 of Deeds on page 18073.

Fee \$ 4.00

EVELYN BIEHN

COUNTY CLERK

By Joyce McShaw deputy