

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LENN E. NELSONhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTHA O. NELSON, 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:Parcel 1 and Parcel 2
See attached exhibit

(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

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 \$ 0
① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 _____ day of _____, 19 ____; 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)

Lenn E. NelsonSTATE OF OREGON,)
County of Klamath) ss.
April 27, 1983.

Personally appeared the above named

Lenn E. Nelsonand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Sharon K. Green

Notary Public for Oregon

My commission expires: October 11, 1985STATE OF OREGON, County of Klamath) ss.
_____, 19 ____.

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 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:

Lenn E. NelsonP. O. Box 49Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Martha O. NelsonP. O. Box 49Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff228 North 7thKlamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Martha O. NelsonP. O. Box 49Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

P. O. Box

EXHIBIT "A"

Commencing at the Northeast corner of Lot 10 of SUNSHINE TRACTS, situated in Section 1, Township 41 South, Range 10 East, W.M.; thence North along the East line extended of said Sunshine Tracts a distance of 55 feet to the TRUE POINT OF BEGINNING; thence North along the East line extended of said Sunshine Tracts a distance of 55 feet; thence West and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South along the East line extended of said Elm Street a distance of 55 feet; thence East and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to the True Point of Beginning; being a portion of the $E\frac{1}{2}S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$ of Section 1, Township 41 South, Range 10 East, W.M.

A tract of land situated in the $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Lot 10 of SUNSHINE TRACTS: thence North along the East line of $SE\frac{1}{4}$ of $SW\frac{1}{4}$ 110 feet to the point of beginning; thence West parallel to the North line of Lot 10 131.7 feet more or less to the East line of Elm Street extended; thence North 235 feet along the East line of Elm Street extended to the South right of way line of the Great Northern Railroad; thence East along said right of way line to the East line of the $SE\frac{1}{4}SW\frac{1}{4}$; thence South along said East line 235 feet more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 28 day of April A.D. 19 83 at 8:58 clock A.M. and
duly recorded in Vol. M83, of Deeds on a 6443.

fee 8.00

By EV. LYN BIEHN, Court Clerk