

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, made this 24th day of August, 1983, that WILLIAM M. GANONG, as Trustee of the WOODRUFF FAMILY TRUST, and STANLEY D. WOODRUFF and FRANCES C. WOODRUFF, husband and wife, as Grantor Trustees of the WOODRUFF FAMILY TRUST, hereinafter known as Grantors, for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto DENNIS RAY NELSON and BEVERLY JEAN NELSON, husband and wife, hereinafter known as Grantees, their heirs and assigns, the following described premises, situated in Klamath County, Oregon; to-wit:

Tracts No. 24, 25 and 26 of Ankeny Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land; and

ALSO SUBJECT TO: real property taxes for the year 1983-84 which are now a lien but are not yet payable.

The true and actual consideration for this transfer is \$55,000.00.

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns, that Grantors are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF grantors have executed this Instrument as of the day and year first herein written.

William M. Ganong
William M. Ganong, Trustee

Stanley D. Woodruff
Stanley D. Woodruff

Frances C. Woodruff
Frances C. Woodruff
Grantor Trustees

STATE OF OREGON)
)SS.
County of Klamath)

The foregoing instrument was acknowledged before me this 24th day of August, 1983, by William M. Ganong, Trustee.

(SEAL)

Darlene J. Tucker
Notary Public for Oregon
My Commission Expires: 6-16-84

STATE OF OREGON)
)SS.
County of Klamath)

The foregoing instrument was acknowledged before me this 24th day of August, 1983, by Stanley D. Woodruff and Frances C. Woodruff, husband and wife, Grantor Trustees.

(SEAL)

Darlene J. Tucker
Notary Public for Oregon
My Commission Expires: 6-16-84
County of Klamath)

Send tax statements to: RETURN TO

Nelson c/o
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

on this 29 day of August A.D. 19 83
at 11:07 o'clock A M, and duly
recorded in Vol. M83 of DEEDS
age 14529

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 4.00

83 AUG 29 AM 11 07