

1967 SN

27525

KNOW ALL MEN BY THESE PRESENTS, That DENNIS RAY NELSON and
BEVERLY JEAN NELSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by ALVIN W. NELSON and AMELIA A. 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 appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26, ANKENY GARDEN TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

- Reservations shown in Deeds from M. C. MacNevin et al., dated January 4, 1932, recorded January 5, 1932 in Book 94 at page 417 and dated June 1, 1945, recorded August 7, 1945 in Book 178 at page 482, Deed Records, as follows: "Subject to existing easements and rights of way for irrigation and drainage ditches. Also charges of the Klamath Irrigation District for irrigation water; and contract for drainage originally entered into between J. W. Siemens and the United States Government of America. The right is reserved by the grantors to maintain and construct ditches for irrigation and drainage water along the boundary and/or street lines. The property herein described is conveyed with the reservation that prior to January 1, 1948 no garage or temporary building other than a dwelling shall be constructed closer than Fifty feet and no dwelling closer than twenty-five feet to a property line bordering on a street."
- Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

(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.
See above

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 24th day of August, 19 83.

Dennis Ray Nelson
Beverly Jean Nelson

STATE OF OREGON, County of Klamath) ss. August 24, 19 83.
Personally appeared the above named Dennis Ray Nelson and Beverly Jean Nelson,
husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires

11-12-86

NOTE: The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alvin W. Nelson
1106 Kane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
29 day of August, 19 83,
at 11:07 o'clock A.M. and recorded
in book M83 on page 14530 or as
file/reel number 27525
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By *Lee Lewis* Deputy

4.00 fee