

40784

## WARRANTY DEED

Vol. M84 Page 15208

KNOW ALL MEN BY THESE PRESENTS, That EDITH H. NYLUND

, hereinafter called the Grantor,

for the consideration hereinafter stated, to Grantor paid by

ROGUE VALLEY TREES, INC., an Oregon corporation

, 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:

NW $\frac{1}{4}$  of Section 8 Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations and Restrictions, including the terms and provisions thereof, as contained in the Patent from United States of America to William Crawford, recorded July 26, 1968, in Volume M68 Page 6829, Deed Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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,

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 29 day of August, 19 84

Edith H. Nylund

STATE OF OREGON, County of Josephine )ss. 8/29, 1984

BEFORE ME PERSONALLY appeared the above named EDITH H. NYLUND

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

Sheraene A. Whitman  
Notary Public for Oregon

My Commission expires: 10/31/87

Until a change is requested, all tax statements shall be sent to the following address: P. O. Box 327, Grants Pass, OR

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 4th day of Sept. A.D., 19 84 at 11:48 o'clock A M, and duly recorded in Vol M84, of Deeds on page 15208.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 4.00

Return: Raymond J. Salisbury, P.O. Box 378, Grants Pass, Oregon 97526