

This Indenture Witnesseth, THAT LEONARD D. JONES and MAVIS I. JONES, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

WILLIAM O. NELSON and SHIRLEY L. NELSON,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northeasterly 70 feet of Lot 38 and the Southwesterly 30 feet of Lot 37 in Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Reservations and restrictions in the dedication of Moyina; Rules, regulations and assessments of the South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any.

NOTE: 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,800.00.
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 11 ~~25th~~ day of March ~~February~~ 19 85

Mavis I. Jones (SEAL) _____ (SEAL)
Leonard D. Jones (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath) ss. March 11
February, 19 85

Personally appeared the above named LEONARD D. JONES and MAVIS I. JONES, husband and wife,

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

Before me:

Darlene Drucker
Notary Public for Oregon.
My commission expires 6-16-88

After recording return to:

Klamath First Federal

Box 5270

Klamath Falls, Or. 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Klamath First Federal

Box 5270

Klamath Falls, Or. 97601

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of March, 19 85, at 4:11 o'clock P. M., and recorded in book M85 on page 3597 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith County Clerk-Recorder

Deputy

Fee: \$5.00

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