

OA

50529

KNOW ALL MEN BY THESE PRESENTS, That ANDREW J. NELSON

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\_\_\_\_\_ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. KRISTINE WEBB.

\_\_\_\_\_ 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:

Lot 7, Block 4, CRED-DEL ACRES SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom the following portion of said Lot 7, Block 4 CRED-DEL ACRES SECOND ADDITION:

Beginning at the northwest corner of said Lot 7; thence South along the west boundary line of said Lot 7, 172.78 feet, more or less, to the southwest corner of said Lot 7; thence East along the south boundary line of said Lot 7, 60 feet; thence North 172.78 feet, more or less, to a point on the north boundary line of said Lot 7, which is 60 feet East of the northwest corner of said Lot 7; thence West along the north boundary line of said Lot 7, 60 feet to the point of beginning.

SUBJECT TO those certain easements, reservations, restrictions and rights of way of record or apparent on the ground.

(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.

\_\_\_\_\_ 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 \$ \_\_\_\_\_ DECREE  
 However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.  
 WITNESS grantor's hand this 26<sup>th</sup> day of June 1985

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.

x \_\_\_\_\_  
 Andrew J. Nelson

STATE OF OREGON, County of Adams \_\_\_\_\_ ) ss.  
 Personally appeared the above named \_\_\_\_\_ Andrew J. Nelson

and acknowledged the foregoing instrument to be his \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Before me: \_\_\_\_\_  
 Notary Public for Oregon My Commission Expires April 1987  
 My commission expires \_\_\_\_\_

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Andrew J. Nelson  
 2623 W. 119th Avenue  
 Westminster, CO 80234  
 GRANTOR'S NAME AND ADDRESS

I. Kristine Webb  
 4155 South Laredo Way  
 Aurora, CO 80013  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

I. Kristine Webb  
 4155 South Laredo Way  
 Aurora, CO 80013  
 NAME, ADDRESS, ZIP

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

I. Kristine Webb  
 4155 South Laredo Way  
 Aurora, CO 80013  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of July, 1985, at 2:16 o'clock P.M., and recorded in book/reel/volume No. 135 on page 10092 or as document/fee/file/instrument/microfilm No. 50529, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By \_\_\_\_\_ Deputy

Fee: \$5.00

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