

57481

MTC-15686

KNOW ALL MEN BY THESE PRESENTS, That CORALIE NELSON and JOHN WADE NELSON, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALEIGH WIRTH and DIANE WIRTH, husband and wife

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:

A tract of land situated in Government Lots 7 and 15, of Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Williamson River Estates, a duly recorded subdivision said point being on the Westerly line of said Lot 15; thence, along the Northerly line of said subdivision, N89°34'45"E 329.42 feet and N74°05'45"E 578.78 feet to a fence corner; thence, along the fence lines to be the property lines the following courses: N08°53'25"W 567.07 feet, N85°27'50"W 143.46 feet, N77°32'10"W 293.55 feet, N55°21'40"W 218.14 feet, S71°16'20"W 100.40 feet, S36°05'21"E 10.10 feet, more or less, to the Westerly line of said Lot 15; thence, South along the Westerly lines of said Government

MOUNTAIN TITLE COMPANY INC.

Lots 7 and 15, 849 feet, more or less, to the point of beginning, with bearings based on said Williamson River Estates. (See Grantor reserves easement on the reverse side)

- continued on the reverse side of this deed -
(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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said 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 \$ 18,000.00

However, the above consideration consists of or includes and property, as value given or promised, which is the whole consideration of the transfer. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of November, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

November 13, 1985

Personally appeared the above named CORALIE NELSON and JOHN WADE NELSON

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

CORALIE NELSON

JOHN WADE NELSON

STATE OF OREGON; County of

19

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Coralie Nelson & John Wade Nelson

NC 30 Box 9
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Raleigh Wirth & Diane Wirth

NC 30 Box 9-A
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in Book on page or as file/roll number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
Amount: Unavailable Account No.: 3507-2100-0800 Key No.: 248333

Any additional taxes which are not shown as existing liens by the public records and may be levied at a later date.

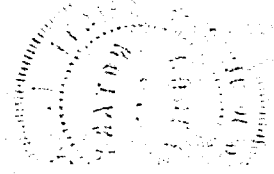
2. Rights of the public in and to any portion of therein described premises lying within the limits of streets, roads, or highways.
3. Right of Way, including the terms and provisions thereof, dated February 11, 1949, and recorded March 12, 1949, in Deed Volume 229 at page 161, Deed Records of Klamath County, by and between Wade Crawford and Ida M. Crawford, husband and wife to the California Oregon Power Company, a California corporation. (Affects Lots 7, 15, 19, and 41 of Section 21)
4. Boundary line agreement, including the terms and provisions thereof, dated April 9, 1962, and recorded April 18, 1962, in Volume 336 at page 611, Deed Records of Klamath County, between Wade Crawford and Ida M. Crawford, husband and wife, and Frank A. DiLulilio and Gertrude M. DiLulilio, husband and wife.
5. Dedication of Public road right of way, including the terms and provisions thereof, dated April 18, 1964, and recorded June 30, 1964, in Volume 354 at page 215, Deed Records of Klamath County, granted by Ida M. Crawford and Coralie C. Nelson. (Affects Westerly portion of Lots 4, 7, 15, and 19, Section 21)

- continuation of legal description from the reverse -

"The Grantors named herein hereby reserve unto themselves, their heirs, successors, and assigns a perpetual easement over the existing ditch lying on the Westerly boundary of the herein described property. Grantors and Grantees have agreed to share the expenses of the maintenance and repairs of the ditch equally."

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

**JUN
COP
ALL
NEW*



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of November A.D., 19 85 at 1:49 o'clock P. M., and duly recorded in Vol. M85
of _____ Deeds on Page 18476
Evelyn Biehn
By _____ County Clerk

FEE \$9.00

In witness whereof, I, the County Clerk, have hereunto set my hand and the seal of said County at Medford, Oregon, this 15th day of November, 1985.

County Clerk