

OK

63216

WARRANTY DEED
K-38732Vol. MSK Page **11507**KNOW ALL MEN BY THESE PRESENTS, That Steven Charles Nelson and Maureen Justina Nelson, husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Insleythe 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 5 in Block 5 of First Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Rules, regulations and assessments of Klamath Irrigation District and South Suburban Sanitary District; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; reservations and restrictions contained in the dedication of First Addition to Cypress Villa.

(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 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 \$ 63,500.00.
① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 1st day of July, 19 86; 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.

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.

STATE OF OREGON, } ss.
County of Klamath
July 1, 19 86Personally appeared the above named
Steven Charles Nelson and
Maureen Justina Nelsonand acknowledged the foregoing instrument to be their voluntary act and deed.(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-13-86STATE OF OREGON, County of _____) ss.
_____, 19 _____Personally appeared _____ and
_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____(If executed by a corporation,
affix corporate seal)STEVEN C. & MAUREEN J. NELSON
4232 Limited
KFO 97603

GRANTOR'S NAME AND ADDRESS

JOHN W. INSLEY
P.O. Box 726
KFO 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Fed. St
P.O. Box 5270
KFO 97601

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

1

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of KlamathI certify that the within instrument was received for record on the 1st day of July, 19 86, at 2:02 o'clock P.M., and recorded in book/rsl/volume No. M86 on page 11507 or as fee/tile/instrument/microfilm/reception No. 63216, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00

By Pam Smith DeputySPACE RESERVED
FOR
RECORDER'S USE