

64477

K-38866

-WARRANTY DEED-

Vol. M86 Page 13865

VERNON R. NELSON and DARLA L. NELSON, husband and wife,
Grantors, convey and warrant to CLAY MILLER and JOAN L. MILLER,
husband and wife, Grantees, the following described real
property, free of all encumbrances except as specifically set
forth herein:

PARCEL 1: The Westerly 25 feet of the following
described property: Beginning at a point on the
Northerly line of Ager Street, which is South 23°17'
West 433.95 feet and North 88°47' West 128.96 feet from
the Northeast corner of Lot 6 Block 4, Bly, thence North
1°13' East 106.23 feet; thence North 66°43' West 53.95
feet; thence South 1°13' West 126.38 feet, more or less
to the Northerly line of Ager Street; thence along the
Northerly line of Ager Street South 88°47' East 50 feet
to point of beginning, being a portion of Lot 1, Section
3, Township 37 South, Range 14, East Willamette
Meridian.

PARCEL 2: Beginning at a point on the Northerly line of
Ager Street, which is South 23°17' West 433.95 feet and
North 88°47' West 178.96 feet from the Northeast corner of
Lot 6, Block 4, Bly; thence North 1°13' East 126.38
feet; thence North 66°43' West 53.95 feet more or less
to the Northeast corner of parcel of land heretofore
sold to Floyd H. Pollock; thence along the Easterly line
of said Pollock property South 1°13' East 146.53 feet
more or less to the Northerly line of Ager Street;
thence along the Northerly line of Ager Street, South
88°47' East 50 feet to point of beginning, being a
portion of Lot 1, Section 3, Township 37 South, Range 14
East of the Willamette Meridian

A parcel of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, Township 37
South, Range 14 E.W.M., being more particularly
described as follows: Beginning at the Northeast corner
of Lot 1, Block 7, of Bly, Oregon, a recorded
subdivision in Klamath County; thence S. 1°13' W., 116.5
feet; thence S. 88°47' E., 262.03 feet; thence S. 66°43'
E., 8.6 feet to the Northwest corner of the property
described in Volume M70 page 7951, Deed records of
Klamath County, Oregon, which is the true point of
beginning of this description; thence S. 66°43' E.,
80.92 feet to the Northeast corner of the property
described in Volume M70 page 7951; thence N. 23°17' E.,
8.25 feet; thence N. 66°43' W., 80.92 feet; thence S.
23°17' W., 8.25 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Reservations, restrictions, easements and rights of
record and those apparent upon the land; (2) 1986-87 taxes are
now a lien, but not yet payable.

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

985 AUG 5 PM 12 45

The true and actual consideration for this conveyance is Three Thousand Seven Hundred and No/100ths (\$3,700.00) DOLLARS.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. The Grantors should check with the appropriate City or County Planning Department to verify approved uses.

Until a change is requested, all tax statements shall be mailed to Grantee at: P.O. Box 583, Coos Bay, OR 97420.

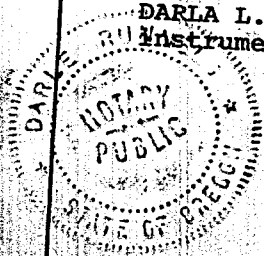
DATED this 6 day of August, 1986.

Vernon R. Nelson
Darla L. Nelson

STATE OF OREGON)
County of Klamath) ss. August 6, 1986.

Personally appeared the above-named VERNON R. NELSON and DARLA L. NELSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Darlene Bunnels
Notary Public for Oregon
My Commission expires: 9/23/87



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 86 at 12:46 o'clock P M., and duly recorded in Vol. M86 day
of Deeds on Page 13865

FEE \$14.00

Evelyn Biehn, County Clerk
By Phyllis Smith

BRANDSNESS & HUFFMAN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
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KLAMATH FALLS, OREGON 97601
2, WARRANTY DEED

Ret: Calley & Joan L. Miller
P.O. Box 583
Coos Bay, OR 97420