

OK

88275

KNOW ALL MEN BY THESE PRESENTS, That

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Page

9299

Vera A. Nelson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Talbott and Sharon L. Talbott, husband and wife, 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 9 and the Westerly 20 feet of Lot 10,
Block 44, GRANDVIEW ADDITION TO BONANZA,
Klamath County, Oregon.

TOGETHER WITH grantors interest in a Well Agreement recorded
July 26th, 1982 in Vol. M82, page 9478.

(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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 14 day of June, 1988.

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.

Vera A. Nelson
Vera A. Nelson

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Vera A. Nelson

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

Before me:

Judith L. Morgado

Notary Public for Oregon

My commission expires

8-31-91

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

Vera A. Nelson

3939 Hilyard Ave.

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Richard L. Talbott & Sharon L. Talbott

P.O. Box 61

Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard L. Talbott

P.O. Box 61,

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of June, 1988, at 4:15 o'clock P.M., and recorded in book/reel/volume M88, on page 9299 or as fee/file/instrument/microfilm/reception No. 88275, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Bieln County Clerk

By Kenneth A. Helbert Deputy

Fee: \$8.00

15 JUN 15 PM 4 15