

OK

88835

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HELEN E. CAMPBELL, who aquired title as Helen E. McBride, an estate in fee simple hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUDOLPH WARREN NELSON AND JILL NELSON, 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:

Lots 6 and 7 and the E½SW¼ of Section 6, and Lot 1 of Section 7 all in Township 40 South, Range 14 E.W.M., SAVING and EXCEPTING that portion conveyed to the United States of America by Deed recorded July 22, 1926, in Volume 72, page 177, Deed Records of Klamath County, Oregon.

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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 175,000.00. 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). (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 1st day of July, 1988; 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 DE-
SCRIBED 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.

HELEN E. CAMPBELL

STATE OF OREGON,

County of Klamath } ss.
July 1, 1988.

Personally appeared the above named
Helen E. Campbell

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires: 12-19-88

Helen E. Campbell

GRANTOR'S NAME AND ADDRESS

Rudolph Warren & Jill Nelson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Rudolph Warren Nelson
Rt. 1 Box 85
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Rudolph Warren Nelson
Rt. 1 Box 85
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 1988.

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 _____

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
1st day of July, 1988,
at 1:38 o'clock P.M., and recorded
in book/reel/volume No. M88 on
page 10350 or as fee/file/instru-
ment/microfilm/reception No. 88835.,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By Pauline Mullendore Deputy

\$8.00