

1-1-74

96545

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Billy G. Nelson,
as his sole and separate property

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bard "O" Bruce and Gary Gene Bruce, 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:

Block 32, Lot 78 of the 4 Addition to Nimrod River Park as shown on map in official records of said county.

(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

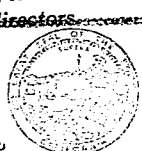
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,995.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 day of JAN., 1989;
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)



OFFICIAL SEAL
SHERYL A. SALAYER
NOTARY PUBLIC - CALIFORNIA
FEDERAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. Mar. 25, 1991

STATE OF CALIF.
County of SAN DIEGO
JAN. 19, 1989

STATE OF OREGON, County of _____ ss.
_____, 19____

Personally appeared the above named
Billy G. NELSON

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 _____

and acknowledged the foregoing instrument to be a _____ voluntary act and deed.

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) Sheryl A. Salayer
Notary Public for ~~Oregon~~ Calif.
My commission expires: 3/25/91

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Billy G. Nelson
23664 Country Villa Rd.
Ramona, Calif. 92065
GRANTOR'S NAME AND ADDRESS

Bard "O" Bruce
955 Nacion Rd. AVE.
Chula Vista, Calif. 92010
GRANTEE'S NAME AND ADDRESS

After recording return to:

Bard "O" Bruce
955 Nacion Ave
Chula Vista, Calif. 92010
NAME, ADDRESS, ZIP

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

Bard "O" Bruce
955 Nacion Ave
Chula Vista, Calif. 92010
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of Jan., 1989, at 2:00 o'clock P.M., and recorded in book M89 on page 1866 or as file/reel number 96545.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$8.00

89 JAN 30 PM 2 00

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