

KNOW ALL MEN BY THESE PRESENTS That  
RICHARD J. NELLIPOWITZ aka RICHARD JOHN NELLIPOWITZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called ROBERT W. FISHER and KELLY JO FISHER, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Mortgages recorded in Volume M77, page 22821, Microfilm Records of Klamath County, Oregon, and recorded in Volume M81, page 9393, Microfilm Records of Klamath County, Oregon, both in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagee; and Trust Deed, recorded October 2, 1980, in Volume M80, page 19057, Microfilm Records of Klamath County, Oregon, in favor of Certified Mortgage Co., an Oregon corporation who subsequently assigned their interest to Albert Bonderow and Louise Bonderow, as Beneficiary; which the Grantees named herein hereby agree to assume and pay in full the above described Mortgages and Trust Deed.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed 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 \$ 44,000.00

XXX-000000-XXX

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.

WITNESSETH that on this 9th day of November, 19 89.

In Witness Whereof, the grantor has executed this instrument this 7 day of November, 1922,  
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.

STATE OF OREGON,  
County of Klamath  
November 9, 19 89

Personally appeared the above named  
RICHARD JOHN MELLIPOWITZ

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

ON 10 1967

Before me: Christa L. De  
(OFFICIAL Notary Public for Oregon  
SEAL) My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_ .

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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

Notary Public for Oregon  
My commission expires:

RICHARD J. NELLIPOWITZ					
3320	SILVANIA PI				
KFO	97603				
GRANTOR'S NAME AND ADDRESS					
ROBERT W. FISHER and KELLY		JO	FISHER		
3011 Pacific Terrace					
Clamath Falls, OR 97601					
GRANTEE'S NAME AND ADDRESS					

GRANTEE	
Full recording return to:	
SAME AS GRANTEE	
NAME	ADDRESS, ZIP

Under a change is requested in statements shall be in the following and

**SAME AS GRANTEE**

[illegible]

STATE OF OREGON, ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/ser# number \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County \_\_\_\_\_ affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

MTC NO: 22526

EXHIBIT "A"  
LEGAL DESCRIPTION

The following described property in Klamath County, Oregon:

Beginning at the Northwest corner of the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, said point also being the North quarter corner of said Section; thence South 0 degrees 13' West along the quarter line a distance of 689.8 feet to a point on the Northerly right of way line of the Great Northern Henley Siding; thence South 47 degrees 55' East along the Northerly right of way line of said Railroad a distance of 236.5 feet to a point; thence North 0 degrees 27' West a distance of 139.4 feet to a point; thence continuing North 0 degrees 27' West a distance of 710.3 feet, more or less to a point on the North Section line of said Section 25; thence South 89 degrees 33' West a distance of 170.9 feet, more or less to the North quarter corner to the point of beginning of this description.

Tax Account No: 3909 025AO 02400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of Nov. A.D., 19 89 at 12:19 o'clock P.M., and duly recorded in Vol. M89  
of Mortgages on Page 21859  
Evelyn Biehn County Clerk  
By Pauline M. Mueland

FEE \$13.00