

10321

MC 22863-K WARRANTY DEED

Vol. m90 Page 1241

KNOW ALL MEN BY THESE PRESENTS, That
DONALD W. TUCEVICH and SHARON A. TUCEVICH, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
RAY L. NELSON and FRIEDA M. NELSON, husband and wife _____, hereinafter called
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Government Lots 21 and 22, Section 30, Township 35 South, Range 7 East of the Willamette
Meridian, Klamath County, Oregon. TOGETHER WITH a 1977 SEQUO Mobile Home, 2U, Oregon
License #X134770, Serial #247274DS3675 which is situate on the real property described
herein.

Klamath County Tax Account #3507-03000-01100 and #M134770.

"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 \$ 65,000.00.
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 16th day of January, 19 90;
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.

Donald W. Tucevich
DONALD W. TUCEVICH

Sharon A. Tucevich
SHARON A. TUCEVICH

STATE OF OREGON, County of _____) ss.

STATE OF NEVADA,)
County of Carson City) ss.
January 16, 19 90

Personally appeared _____ and

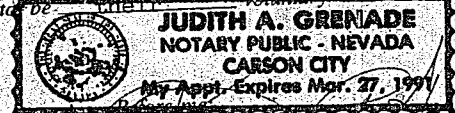
Personally appeared the above named _____ who, being duly sworn,
DONALD W. TUCEVICH and SHARON A. TUCEVICH each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

_____ 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
deed.

Before me:

(OFFICIAL
SEAL)

and acknowledged the foregoing instrument



(OFFICIAL
SEAL) Notary Public for NEVADA
My commission expires: 3/27/91

Notary Public for Oregon
My commission expires:

DONALD W. TUCEVICH and SHARON A. TUCEVICH

335 Ophir
Perris, NV 89403

RAY L. NELSON and FRIEDA M. NELSON
20520 Mountain Avenue
Perris, CA 92370

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was
received for record on the 18th
day of Jan., 19 90,
at 2:42 o'clock P. M., and recorded
in book M90 on page 1241 or as
file/reel number 10321
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Quene Mueller Deputy

Fee \$28.00