O MA WARF / NTY DEED KNOW ALL MEN BY THESE PRESENTS, That RECHARD L. NELSON & PATRICIA ANNE NELSON as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by <u>CARL W. JENSEN</u>, and SUSAN K. JENSEN, husband and wife , hereinafter called the grantee, does hereby grant, bargain, sell and convey into the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apperteiring, situated in the County of _____Klamath___ and State of Oregon, described as follows, to-wit: SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF. "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 tinto 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 chove granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, 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 \$ 104,500.00 XXX REPRESENTATION AND A CONTRACT THE SOURCE AND A CONTRACT AND A CONTRACT AND A CONTRACT AND A CONTRACT AND A xing populacioningerated (nilegood) ioi odgingerated plengour obergour polycipacoraphicationical ideation ion X8HOORSCROOKBROOK 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 <u>12</u> day of <u>March</u>, 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. Richard L. Nelson Mine. Anne Nelson OREGON, County of STATE OF STATE OF OREGON.) \$5. County of Klamath 1 25. Personally appeared and who, being duly sworn, eac's for himself and not one for the other, did say that the former is the ____ president and that the latter is the _ secretary of _ <u>منبذة:</u> , a corporation, and acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate ni be i their seal of said corporation and that said instrument was signed and sealed ____ voluntary act and deed. in behalf of said corporation by authority of its board of directors; and ้อ่ each of them acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAL OFFICIE Jan drick X. / 1 SEIL) Alouny Public for Oregon SEAL) Notary Public for Oregon 12 1/20 commission expires: 8-31.91 My commission expires: STATE OF OREGON, Bichard L. & Patricia Anne Nelson SS. County of $_{-}$ e/o Klama th Einst Bergiales 8- T I certify that the within instrument was cl W. Jensen, III 07 McClellan Dr. III & Susan 3 received for record on the _ day of _ . 19 Klamath Falls, OR 97603 _ o'clock _M., and recorded at in book ___ _ da page 🛄 or as file/reel number_ Klamath First Federal Savings and Loan Record of Deeds of said sounty. RECORDER'S US 2943 South Sixth St Witness my hand and seal of County Klamath Falls, OR 97603 affixed. NAME, MODRESS, ZIP Und a charge a museued all us success shall be so it to the following addition Klamath Fillet Federal Savings and Loan Recording Officer 1943 - South - Sixth St. By Deputy

EXHIBIT "A" LEGAL DESCRIPTION

h parcel of land situated in the NE1/4 SW1/4, Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1/2 inch iron pin on the Easterly line of McClellan Drive, said point being South Ø degrees 16' East a distance of 138.43 feet from the Northeast corner of First Addition to Moyina, according to the duly recorded plat of said subdivision; thence South 0 degrees 16' East along the Easterly line of McClellan Drive a distance of 115 feet to a 1/2 inch iron pin; thence North 89 degrees 44' East a distance of 120 feet to a 1/2 inch iron pin; thence North 47 degrees 52' East a distance of 39.73 feet to a 1/2 inch iron pin; thence North 42 degrees 08' West a distance of 145.71 feet to a 1/2 inch iron pin; thence along a 30 foot radius curve to the left, a distance of 72.33 feet, more or less, to the point of beginning. (The bearings on the above described parcel of land are based on the Plat of First Addition to Moyina.)

Tax Account No: 3809 036CA 06300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at reques March	t of A.D., 19	Hountain Title 90 at 1:46 Deeds	o'clockP_M., and duly recorded in Vol. <u>M90</u> , on Page <u>4651</u> .
FEE	\$33.00	U		Evelyn Biehn County Clerk By <u>Cauline Muelenslave</u>

4652