

OK

15473

WARRANTY DEED--TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. CRANE,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GERALD C. NELSON, a married man as his sole & separate property, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 9 in Block 6, Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except: Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts, and/or liens for irrigation &/or drainage 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 \$ 5,000.00

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 27 day of May, 1990; 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 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.

DONALD R. CRANE

STATE OF OREGON,

County of Klamath

Personally appeared the above named

and acknowledged the foregoing instrument to be: Voluntary act and deed.

Before me: Notary Public for Oregon My commission expires 12-19-92

STATE OF OREGON, County of ss.

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

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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Donald R. Crane

296 Main St.

Klamath Falls, OR. 97601

GRANTOR'S NAME AND ADDRESS

Gerald C. Nelson & Susan L. Nelson

P.O. Box 5665

Auburn, CA. 95604

GRANTEE'S NAME AND ADDRESS

After recording return to:

William J. Cadman & LoEtta A. Cadman

HC-34, Box 80-C

Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

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

William J. Cadman & LoEtta A. Cadman

HC-34, Box 80-C

Klamath Falls, OR. 97601

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 May, 1990; at 2:11 o'clock P.M., and recorded in book/reel/volume No. M90 on page 10299 or as fee/file/instrument/microfilm/reception No. 15473, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By Pauline M. Mulinder Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$28.00

90 MAY 30 PM 2 11