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17580

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Carroll A. Nelson and Carolyn R. Nelson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Val A. Bubb

, 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:

Lot 13 of Harriman Park, 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 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 \$ 2500. —

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 22 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 RECEIVING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE AGENCY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPRO

Carroll A. Nelson  
Carroll A. Nelson  
Carolyn R. Nelson  
Carolyn R. Nelson

STATE OF ~~California~~ California }  
County of San Bernardino } ss.  
May 22, 1990

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

Personally appeared \_\_\_\_\_ and

Personally appeared the above named  
Carroll A. Nelson and  
Carolyn R. Nelson

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_ 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 be-  
half 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: Judy S. Gravelle

(OFFICIAL  
SEAL)

Notary Public for ~~California~~ California  
My commission expires: Oct. 4, 1991

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

VAL A. BUBB  
3367 EUCALYPTUS  
MEDFORD, OR. 97501  
NAME, ADDRESS, ZIP

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

VAL A. BUBB  
3367 EUCALYPTUS  
MEDFORD, OR. 97501  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
16 day of July, 1990,  
at 1:20 o'clock P.M., and recorded  
in book/reel/volume No. M90 on  
page 14055 or as fee/file/instru-  
ment/microfilm/reception N67580,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

28.00

Evelyn Biehn  
By Bunetta A. Heloch Deputy

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