

RETURN &

K-38706

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

Robert H. & Loretta M. Nelson

22189 Highway 39

Merrill, OR 97633

WARRANTY DEED

VICTOR MERLE HASKINS and CAROL LORRAINE HASKINS, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto ROGER H. NELSON and LORETTA M. NELSON, husband and wife, hereinafter referred to as Grantees, their heirs, successors and 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:

(SEE ATTACHED EXHIBIT "A")

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$55,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 7 day of June, 1986.

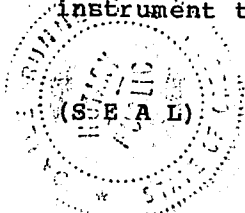
Victor Merle Haskins

Carol Lorraine Haskins

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 7 day of June, 1986, personally appeared the above-named Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.

Paula Perreault
Notary Public for Oregon
My Commission Expires: 9/23/89



90 AUG 30 AM 11 44

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

Beginning at a point on the North right of way line of the Klamath Falls-Merrill Highway which lies 30 feet West and 33 feet North of the Southeast corner of Section 6, Township 41 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon, and running thence; West along the Northerly right of way line of the Klamath Falls-Merrill Highway a distance of 434.5 feet to an iron pin; thence North parallel to the East section line a distance of 813.5 feet to an iron pin which lies on the Southerly right of way line of the Great Northern Railroad; thence East along the Southerly right of way line of the Great Northern Railroad a distance of 434.5 feet to a point on the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line a distance of 809 feet, more or less, to the point of beginning, being in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following described property: Beginning at a point on the Westerly right of way line of the County Road which is 20 feet South of the point of intersection of the Southerly right of way line of the Great Northern Railroad with the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, a distance of 414 feet; thence West parallel to the Southerly right of way line of the Great Northern Railroad a distance of 207 feet; thence North parallel to the East section line of said Section 6, a distance of 414 feet; thence East along the Southerly right of way line of the Great Northern Railroad, a distance of 207 feet, more or less, to the point of beginning in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, in Klamath County, Oregon.

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1985-86, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of the Klamath Irrigation District.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Reservations and Restrictions, including the terms and provisions thereof, as contained in the Right of Way Deed from Malin State Bank, a state banking corporation to Great Northern Railway Company, a corporation, dated June 20, 1931, recorded June 26, 1931, in Volume 95 page 499, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day of Aug. A.D., 19 90 at 11:44 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 17408.

FEE \$33.00

Evelyn Biehn County Clerk

By Adeline Miller