

23583

MTC #24605-N

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHRYN SUSAN CHILCOTE, as to an undivided 1/2 interest and KRISTIE ANN CHILCOTE, as to an undivided 1/2 interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEON L. NELSON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 to 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 \$ 40,000.00

~~However, the actual consideration consists of and includes other property or value given or promised which is the whole or 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 (P.M.).

In Witness Whereof, the grantor has executed this instrument this 30th day of December, 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.

Kathryn Susan Chilcote by her Attorney
in Fact Ruth May Thompson

Kristie Ann Chilcote by her Attorney in Fact
Ruth May Thompson

Kristie Ann Chilcote by her Attorney
in Fact Ruth May Thompson

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Lane ss.On this the 30 day of December, 19 90, personally appearedRuth May Thompson,

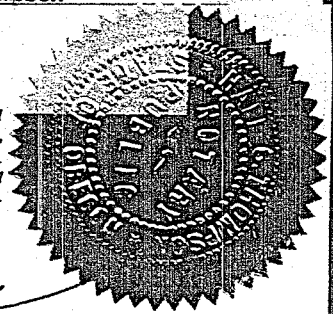
who, being duly sworn (or affirmed), did say that She is the attorney in fact for Kathryn Susan Chilcote and Kristie Ann Chilcote and that She executed the foregoing instrument by authority of and in behalf of said principal; and She acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

(Signature)

(Title of Officer)



Kathryn Susan Chilcote and Kristie Ann Chilcote

1600 Skyline Blvd.

Eugene, OR 97403

GRANTOR'S NAME AND ADDRESS

Leon L. Nelson

Route 2, Box 210

Armstrong, Iowa 50514

GRANTEE'S NAME AND ADDRESS

Attorney recording relates to:

Leon L. Nelson

Route 2, Box 210

Armstrong, Iowa 50514

NAME, ADDRESS, ZIP

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

Leon L. Nelson

Route 2, Box 210

Armstrong, Iowa 50514

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in

book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

24545

MTC NO: 24605-N

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 42, LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808 023CA 01300

PARCEL 2:

Beginning at an iron pipe which marks the Southeasterly corner of Lot 54 of LAKEWOOD HEIGHTS and running thence along the Westerly line of Lot 37 of LAKEWOOD HEIGHTS to a point which is its intersection with the projection of the Northwesterly line of Lot 36 of LAKEWOOD HEIGHTS; thence Southwesterly along the Northwesterly line of Lot 36, LAKEWOOD HEIGHTS to a point which is its intersection with the section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence in a straight line to an iron pipe which marks the Southwesterly corner of Lot 54 of LAKEWOOD HEIGHTS; thence Northeasterly along the Southwesterly line of Lot 54 of LAKEWOOD HEIGHTS to the point of beginning, being all a portion of Lot 4, Section 23, Township 38 South, Range 8 East of the Willamette Meridian. Also including all those portions of the NW1/4 SW1/4 and the SE1/4 SW1/4 and all those portions of the NE1/4 SW1/4 and the SW1/4 NW1/4 and the SW1/4 SE1/4 which lie Southerly and Westerly of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Lakewood Heights District Improvement Company, a corporation, and Robert B. Chilcote and Barbara J. Chilcote, husband and wife, recorded August 5, 1970 in Volume M70, page 6687, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3808 02300 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
of Dec. A.D., 19 90 at 2:36 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 24544.

FEE \$33.00

Evelyn Biehn. County Clerk

By Quilene Mulendore