

23583

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 or includes other money or value or property which is the whole or part of the consideration indicated which for the purpose of this deed, 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.T.)

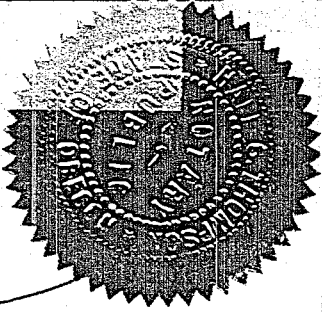
In Witness Whereof, the grantor has executed this instrument this 30th day of December, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 appeared Ruth 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.



Before me: [Signature] Notary Public, State of Oregon (Title of Office)

Form with fields for Grantor's Name and Address (Kathryn Susan Chilcote and Kristie Ann Chilcote, 1600 Skyline Blvd, Eugene, OR 97403) and Grantee's Name and Address (Leon L. Nelson, Route 2, Box 210, Armstrong, Iowa 50514).

Form with fields for State of Oregon, County of, and recording details. Includes a large diagonal 'X' over the recording section.

90 DEC 11 PM 2 36 MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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 *Pauline Mulendore*