

KNOW ALL MEN BY THESE PRESENTS, That ROBBY JOE NELSON and ARVILLA A. NELSON,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK D. CLAYPOOL, a single man 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:

Lot 12 in Block 2, MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 those apparent upon the land and of record.

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 \$ 78,000.00

'However, the actual consideration consists of or includes other property or value given or promised which is the whole/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.

In Witness Whereof, the grantor has executed this instrument this 13th day of March, 19 91; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
March 13, 19 91.

Bobby Joe Nelson  
Bobby Joe Nelson  
Arvilla A. Nelson  
Arvilla A. Nelson

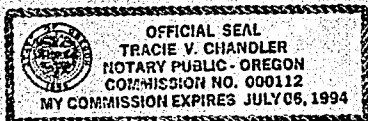
Personally appeared the above named \_\_\_\_\_  
Bobby Joe Nelson and Arvilla A. Nelson

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

Before me:

Tracie V. Chandler  
Notary Public for Oregon

My commission expires: 7-6-94



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

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_ president, and by \_\_\_\_\_,

\_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

Bobby Joe & Arvilla A. Nelson

P.O. Box 7539

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Mark D. Claypool

6519 Chumash Ave.

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal St.

540 Main St.

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of March, 19 91, at 3:40 o'clock P.M., and recorded in book M91 on page 4547 or as file/reel number 26906.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Bjorn Mueland Deputy

Fee \$28.00