

37420

WARRANTY DEED

Vol. mg / Page 23917

KNOW ALL MEN BY THESE PRESENTS, That G. CHRISTOPHER HAMILTON and DEANNA J. HAMILTON, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN M. NELSON and SHERI L. NELSON, husband and wife, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

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 those of

record and those apparent upon the land, if any, as 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, and actual consideration paid for this transfer, stated in terms of dollars, is \$ ~~500.00~~ 500.00

The true and actual consideration paid for the goods or services shall be determined by the parties to the contract.

and where the context so requires, the singular includes the plural and all grammatical genders.

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.

witness my hand and seal affixed by its officers, duly authorized thereto by

In Witness Whereof, the grantor has executed this instrument this 7th day of November, 1911, 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.

[Signature]
S. CHRISTOPHER HAMILTON

STATE OF OREGON,
County of Klamath ss.
November 7, 1991

Personally appeared the above named
G. CHRISTOPHER HAMILTON
DEANNA J. HAMILTON

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

Before me:

Notary Public for Oregon
My commission expires:

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 _____ (SEAL)
My commission expires: _____

~~G. CHRISTOPHER HAMILTON and DEANNA J. HAMILTON~~

11204 James River Ct.
Oakton, VA 22124

STEVEN M. NELSON and SHERI L. NELSON
4522 WHIMBRELL COURT
SACRAMENTO, CA 95842

After recording return to:
STEVEN M. NELSON and SHERI L. NELSON
4522 WHIMBRELL COURT
SACRAMENTO, CA 95842

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

STEVEN M. NELSON and SHERI L. NELSON
4522 WHIMBRELL COURT
SACRAMENTO, CA 95842
NAME, ADDRESS, ZIP

STATE OF OREGON, SS.
County of _____

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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

Legal Description

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, which is 695.5 feet more or less, West of the quarter corner common to Sections 2 and 11, of said Township and Range, and which point of beginning is also in West line of Hope Street and is the Northeast corner of Tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North $0^{\circ} 13'$ East along the West line of said Hope Street a distance of 115.0 feet; thence North $89^{\circ} 56'$ West 47 feet; thence North $66^{\circ} 52'$ West along a line parallel to the center line of the Oregon-California & Eastern Railway, a distance of 801.2 feet to the Northeastly right-of-way line of the U.S.R.S. Main Canal; thence South $39^{\circ} 15'$ East (South $39^{\circ} 08'$ East U.S.R.S.) along said right-of-way line a distance of 554.1 feet, more or less, to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE: thence South $89^{\circ} 54'$ East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the $S\frac{1}{2}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Nov. A.D., 19 91 at 9:47 o'clock A M., and duly recorded in Vol. M91,
of Mortgages on Page 23914.

Evelyn Biehn County Clerk

FEE \$18.00

By Douglas M. Anderson

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Steven E. Gelhardt
Steven E. Gelhardt

Judy C. Gelhardt
Judy C. Gelhardt

STATE OF OREGON, County of Klamath ss. 11-14 1991
This instrument was acknowledged before me on Steven E. Gelhardt and Judy C. Gelhardt
by Steven E. Gelhardt and Judy C. Gelhardt
This instrument was acknowledged before me on 11-14 1991
by _____
as _____
of _____

Judith Stille
Notary Public for Oregon
My commission expires 7/13/93

REQUEST FOR FULL RECONVEYANCE
To be used only when obligations have been paid.

TO: _____, Trustee
The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED
(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

Beneficiary

AFTER RECORDING RETURN TO
Henry & Deborah Caldwell
7990 Hill Road
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy