

44976

WARRANTY DEED

Vol. m92 Page 10686

KNOW ALL MEN BY THESE PRESENTS, That
DONNA B. CLIFFORD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
PAULA M. NELMES
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

PH 3 28

"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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,000.00.
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 15th day of May, 19 92 ;
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.

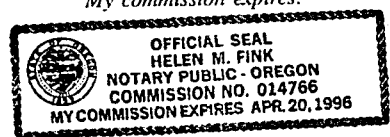
Donna B Clifford
DONNA B. CLIFFORD

STATE OF OREGON,
County of Klamath ss.
May 15, 19 92.

Personally appeared the above named _____
DONNA B. CLIFFORD

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

Before me: Helen M Fink
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 _____
My commission expires: _____ (SEAL)

DONNA B. CLIFFORD	
9059 HWY 66	
KLAMATH FALLS, OR 97601	
GRANTOR'S NAME AND ADDRESS	
PAULA M. NELMES	
3959 Old Midland Rd	
Klamath Falls OR 97603	
GRANTEE'S NAME AND ADDRESS	
PAULA M. NELMES	
See Above	
NAME, ADDRESS, ZIP	
PAULA M. NELMES	
See Above	
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

MTC NO.: 27608-HF

EXHIBIT A
LEGAL DESCRIPTION

All that part of SE1/4 SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, included in the parcel of land described as follows:

Beginning at a point on the South boundary of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Section 34 bears North 89 degrees 50' East 969.7 feet and running thence North along the Westerly line of property owned by Klamath Irrigation District a distance of 210 feet; thence South 89 degrees 50' West 75 feet; thence South 210 feet to the South line of said Section; thence East along the South line of said Section a distance of 75 feet to the point of beginning.

TOGETHER WITH a 1969 Parkway Mobile Home with license plate #X-183942 which is firmly attached to the ground thereto.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of May A.D., 19 92 at 3:28 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 10686.

Evelyn Biehn County Clerk

FEE \$35.00

By Daniel M. Anderson