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QUITCLAIM DEED

Vol 93 Page 3204

KNOW ALL MEN BY THESE PRESENTS, That DONALD A. & CONNIE A. BERNARD,
(DONALD A. BERNARD, CONNIE A. BERNARD) , hereinafter called grantor,
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto JAMES & CAROLE
NELSON, (JAMES NELSON, CAROLE NELSON), HUSBAND AND WIFE *as D.A.B.*
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest
in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-
wise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

THE PROPERTY KNOWN AS: 2518 Autumn ave., Klamath Falls, Oregon;

CODE 4, MAP 3909-5 BC TL 5900. RECORDED IN VOL. M 92 of Deeds on Page
2711.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00.

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, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of FEBRUARY, 1993;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly au-
thorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Donald A. Bernard
Connie A. Bernard

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 12, 1993,
by Donald A. Bernard and Connie A. Bernard

This instrument was acknowledged before me on , 19 ,
by

as
of

Carol Johnson

Notary Public for Oregon

My commission expires 1-15-94

DONALD A. & CONNIE A. BERNARD
2518 Autumn ave.

Klamath Falls, Or. 97601.

GRANTOR'S NAME AND ADDRESS

JAMES & CAROLE NELSON
2518 Autumn ave.

Klamath Falls, Or. 97601.

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES & CAROLE NELSON

2518 Autumn ave.

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

JAMES & CAROLE NELSON

2518 Autumn ave.

Klamath Falls, Or. 97601.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book/reel/volume No. on
page or as document/fee/file/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

A tract of real property located in the W 1/2 of the W 1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the West quarter corner of above mentioned Section 5; thence South along the section line 125.70 feet to the North boundary of Autumn Avenue (formerly Lewis Lane); thence North 89 degrees 17' 00" East along same, 547.34 feet to a steel rod marking the Southeast corner of that tract of land recorded in Book 223 at Page 419, Deed Records of Klamath County, Oregon, and being the true point of beginning of this description; thence continuing North 89 degrees 17' 00" East along said North boundary of Autumn Avenue 355.87 feet to a steel rod marking the Southeast corner of land being herein described and also the Southwest corner of First Addition to West Hills Homes (17-376T, County Records); thence North 0 degrees 10' 00" West along the common boundary of said First Addition to West Hills Homes and land being herein described, a distance of 219.20 feet to a steel rod on the North boundary of land described in Volume 223, Page 421, Klamath County Deed Records; thence South 89 degrees 17' 00" West along said boundary 355.87 feet to a steel rod on the East boundary of land described in Book 223 at Page 419, Deed Records of Klamath County, Oregon; thence South 0 degrees 10' 00" East along said boundary 219.20 feet, more or less, to the true point of beginning of this description.

CODE 4 MAP 3909-5BC TL 5900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 12th day
of Feb. A.D., 19 93 at 3:32 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 3204.

Evelyn Biehn - County Clerk

FEE \$35.00

By Christine M. Mueland