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61931

WARRANTY DEED—SURVIVORSHIP

Vol. m93 Page 11726

KNOW ALL MEN BY THESE PRESENTS, That R. H. Nelson and Vivian L. Nelson  
 husband and wife, hereinafter called the grantor,  
 for the consideration hereinafter stated to the grantor paid by R. H. Nelson, Vivian L. Nelson and  
Marlene G. White

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
 mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
 ing described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise  
 appertaining, situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns  
 and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with  
 the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns,  
 that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 \$ to change title  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole 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 13 day of May, 1993.;  
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
 ized to do so 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.

R. H. Nelson  
 R. H. Nelson

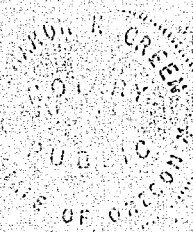
Vivian L. Nelson  
 Vivian L. Nelson

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 18, 1993,  
 by R. H. Nelson & Vivian L. Nelson

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Sharon H. Green  
 Notary Public for Oregon

My commission expires 10/11/93

R. H. and Vivian L. Nelson  
19153 Hill Road  
Klamath Falls, Oregon 97603  
 GRANTOR'S NAME AND ADDRESS

R. H. Nelson and Vivian Nelson  
19153 Hill Road  
Klamath Falls, Ore 97603  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

R. H. and Vivian L. Nelson  
19153 Hill Road  
Klamath Falls, Or 97603  
 NAME, ADDRESS, ZIP

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

same as above

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 fee/file/instru-  
 ment/microfilm/reception 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

## Exhibit "A"

The following described real property situate in Klamath County, Oregon:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 36, Township 40 South, Range 10 E.W.M., lying and being North of the United States main irrigation canal right of way; and also the following described tract and portion of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 36, to-wit: Beginning at the intersection of the section line between Sections 35 and 36 in said Township and the right of way line on the Southside of said canal; thence South on the said line 305.5 feet; thence East 714 feet; thence North to the said South right of way line of said canal; thence Westerly along said right of way line to the point of beginning. LESS that portion deeded to Little Klamath Ditch Company, a corporation, by Chas. S. Moore, et ux, by Deed dated May 16, 1906, and recorded June 25, 1906, in Volume 20 page 290 Deed records of Klamath County, Oregon, and LESS that portion deeded to the United States of America by H. S. Parrish, et ux, by Deed dated November 12, 1908, and recorded November 16, 1908, in Volume 25 page 214, Deed records of Klamath County, Oregon, and LESS that portion deeded to the United States of America by H. S. Parrish, et ux, by Deed dated March 31, 1909, and recorded April 5, 1909, in Volume 26 page 83, Deed records of Klamath County, Oregon and LESS that portion conveyed to the United States of America by Charles E. Craig and Louanna Craig, his wife, by Deed dated December 21, 1926, and recorded June 9, 1927, in Volume 75 page 542, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 24th day  
of May A.D., 19 93 at 2:17 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 11726.

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller