

NL 66606

## WARRANTY DEED

Vol. m23 Page 20940KNOW ALL MEN BY THESE PRESENTS, That Martha O. Nelsonhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martha O. Nelson, Alfred W. Berry, and Judy L. McClung. Or SURVIVOR,hereinafter called the grantee, does hereby grant, bargain, sell, and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1. Commencing at the Northeast corner of lot 16 of Sunshine Tracts situated in section 1, Township 41 South, Range 10 East, W. E. thence North a long the East line extended of said Sunshine Tracts a distance of 55 feet to the TRUE POINT OF BEGINNING, thence North along the East line extended of said Sunshine Tracts a distance of 55 feet; thence West and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South along the East line extended of said Elm Street a distance of 55 feet; thence East and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to the true point of beginning; being a portion of the E1/2 S 1/2 N 1/2 SE 1/4 SW 1/4 of Section 1, Township 41 South, Range 10 East, W.M.

Continued on Reverse Side

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances except for a loan in favor of Were West Medical Center in the amount of \$10,050 payable at decease of grantor, or at time of sale of property.

grantor will warrant and forever defend the 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 \$ 0.

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, 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 18 day of August, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_ ss.

by Martha O. Nelson August 18, 1993.

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

by \_\_\_\_\_, 19\_\_\_\_.

as \_\_\_\_\_

of \_\_\_\_\_

Sharon R. Sherr

Notary Public for Oregon

My commission expires 10/11/93Martha O. NelsonP. O. Box 49Merrill, Or. 97633

Grantor's Name and Address  
Martha O. Nelson, Alfred W. Berry  
and Judy L. McClung or survivor  
Box 49 Merrill, Or. 97633

Grantee's Name and Address

My recording return to (Name, Address, Zip):  
Martha O. Nelson

Box 49Merrill, Or. 97633

Until recorded otherwise, all statements to (Name, Address, Zip):  
Martha O. Nelson

Box 49Merrill, Or. 97633

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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 \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.

Record of Deeds of said County.  
 Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

25/08

A tract of land situated in the SE 1/4 of SW 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, described as follows;

Beginning at the Northeast corner of Lot 10 of Sunshine Tracts; thence North along the East line of SE 1/4 of SW 1/4 110 feet to the true point of beginning; thence West parallel to the North line of Lot 10 131.7 feet more or less to the East line of Elm Street extended; thence North 235 feet along the East line of Elm Street extended to the south right of way line of the Great Northern Railroad; thence East along said right of way line to the East line of the SE 1/4 SW 1/4; thence South along said East line 235 feet more or less to the point of beginning.

Less 60 feet by 131.7 feet given to the city of Merrill on the north end of parcel 2 for the extension of east third street at or below cost.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 20th day  
of Aug. A.D., 19 93 at 2:12 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 20940

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene M. M. M.