

WARRANTY DEED

MTC 31497-HF

KNOW ALL MEN BY THESE PRESENTS, That

JESSIE E. NELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JEANETTE E. GALL, 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:

Lot 4 in Block 3 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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," and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930." 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 \$ 50,000.00

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.

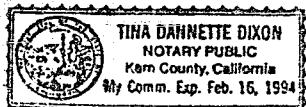
In Witness Whereof, the grantor has executed this instrument this 8th day of April, 1993, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ CALIFORNIACounty of  Kern  ss.

Personally appeared the above named  
JESSIE E. NELSON

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

Before me: [Signature]  
Notary Public for ~~OREGON~~ CALIFORNIA  
My commission expires: 2/16/94



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)

JESSIE E. NELSON

13744 GASFORD Rd  
DAKERS FIELD CA 93313

GRANTOR'S NAME AND ADDRESS

JEANETTE E. GALL

PO Box 686  
Chiloqua OR 97624

GRANTEE'S NAME AND ADDRESS

JEANETTE E. GALL

PO Box 686  
Chiloqua OR 97624

NAME, ADDRESS, ZIP

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

JEANETTE E. GALL

PO Box 686  
Chiloqua OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of November, 1993 at 10:42 o'clock A. M. and recorded in book M93 on page 30817 or as file/reel number 71612

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

Fees: \$30.00 By Annette Mueller Deputy