

NA

74389

WARRANTY DEED

Vol 194 Page 1239

KNOW ALL MEN BY THESE PRESENTS, That

Eva C. Lovell

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

Arlen L. Nelson and Anita C. Nelson

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:

Block 23, lot 9  
of Sprague River Valley Acres as per plat  
recorded in records of Klamath County, State  
of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION 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

and that 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 \$ None

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 16th day of December, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Eva C. Lovell  
Eva C. Lovell

STATE OF OREGON, County of

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires

Eva C. Lovell

18765 Florida St #1413

Huntington Beach, CA 92648

Grantor's Name and Address

Arlen L. and Anita C. Nelson

9178 Angell Ave.

Downey, CA 90242

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Arlen L. and Anita C. Nelson

9178 Angell Ave.

Downey, CA 90242

Until requested otherwise send all tax statements to (Name, Address, Zip):

Arlen L. and Anita C. Nelson

9178 Angell Ave.

Downey, CA 90242

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 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.

By NAME

TITLE

Deputy

1240

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

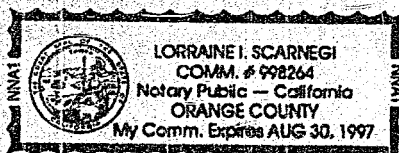
County of Orange

On 12/16/93 before me, LORRAINE I. SCARNEGI, notary public, personallyappeared EVA CLARA Lovell

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLES

☐ PARTNERS ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO  
 THE DOCUMENT DESCRIBED AT RIGHT.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT GUARANTEENUMBER OF PAGES 1 DATE OF DOCUMENT 12/16/93

SIGNER(S) OTHER THAN NAMED ABOVE

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Arlen Nelson the 12th day  
 of Jan A.D., 19 94 at 2:58 o'clock P M., and duly recorded in Vol. M94,  
 of Deeds on Page 1239.

Evelyn Biehn - County Clerk

By Danuel Mickelson

FEE \$35.00