

WARRANTY DEED

WARRANTY DEED
MTC 33850-44

KNOW ALL MEN BY THESE PRESENTS, That
ROY ALLEN KULSCAR and ODILE JEANNE FRANCOISE KULSCAR, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOEL P. NELSON and STACY L. NELSON, husband and wife, 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 KLANATH and State of Oregon, described as follows, to-wit:

lot 1 in Block 14 of FIRST ADDITION TO KLAMATH RIVER 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 QRS 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.

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 \$ 10,000.00

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 3rd day of June, 1994, 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.

CALIFORNIA
STATE OF ~~OREGON~~
County of ~~VENTURA~~
June 3 1894 SS.

X Roy Allen Kulscar
Odile Jeanne Françoise Kulscar

Personally appeared the above named
ROY ALLEN KULSCAR
and
ODILE JEANNE FRANCOISE KULSCAR

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

Before me: [Signature]
Notary Public for ~~Oregon~~ **California**
My commission expires: **NOV 17 1991**



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)

ROY ALLEN KULSCAR and OTILE JEANNE FRANCOISE KULSCAR
3663 E. ALMENDRO
FARMHILL, CA 93910-4832

GRANTOR'S NAME AND ADDRESS
JOEL P. NELSON and STACY L. NELSON

P.O. Box 3196
Klamath Falls, Or 97601

5061 P. NELSON and STACY L. NELSON

P.O. Box 5196
Klamath Falls, OR 97601

JOEL P. NELSON and STACY L. NELSON

P.O. Box 2196
Klamath Falls, OR 97601
NAME ADDRESS ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of June, 1994, at 11:41 o'clock A. M., and recorded in book M94 on page 17824 or as file/reel number 82333, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra Mullenda Deputy

Fee \$30.00