

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA MARKEN & PATRICK J. SCHNEIDER, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERIC L. NELSON & KATHLEEN J. NELSON husband and wife, the grantee, does hereby grant, convey, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the covenants, her appurtenances and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed dated August 14, 1990 and recorded August 30, 1990 in Volume M90, page 17451, Microfilm Records of Klamath County, Oregon in favor of Darlene J. Allman & Sharon L. Allman, as Beneficiary who subsequently assigned their interests to Patricia E. Campbell & Linda E. Adey, with rights of survivorship, as Beneficiary of the above named Grantees hereby agree to assume and pay in full.

"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."

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 of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of 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 \$ 32,000.00

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 17th day of June, 19 94, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ CALIFORNIA )  
County of \_\_\_\_\_ ) ss.  
June 17, 19 94

Personally appeared the above named  
PATRICIA MARKEN & PATRICK J. SCHNEIDER

and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for ~~Oregon~~ California  
My commission expires:

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)

PATRICIA MARKEN & PATRICK J. SCHNEIDER

810 Broadview  
Sonoma, CA 95171  
GRANTOR'S NAME AND ADDRESS

ERIC L. NELSON & KATHLEEN J. NELSON

P.O. BOX 883  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

ERIC L. NELSON & KATHLEEN J. NELSON

P.O. BOX 883  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is required all notices shall be sent to the following address:

ERIC L. NELSON & KATHLEEN J. NELSON

P.O. BOX 883  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filed number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County  
of \_\_\_\_\_

By \_\_\_\_\_ Recording Officer  
Deputy

## ALL-PURPOSE ACKNOWLEDGMENT

No. 5179

State of CALIFORNIACounty of ORANGEOn JUNE 21 1994 before me,

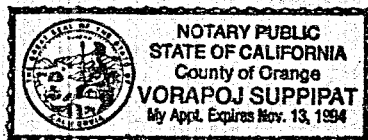
V. rapci Suppapat, Notary

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared PATRICK J. SCHNEIDER

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

## CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL☐ CORPORATE

OFFICER(S)

☐ PARTNER(S)

TITLE(S)

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

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

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

Title or Type of Document WARRANTY DEED

Number of Pages \_\_\_\_\_

Date of Document JUNE 21 1994

Signer(s) Other than Named Above \_\_\_\_\_

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STATE OF CALIFORNIA  
COUNTY OF SONOMA

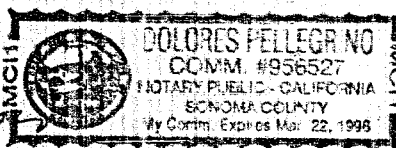
ss.

On June 17, 1994 before me, the undersignedpersonally appeared Patricia Marken

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 Dolores Pellegrino

(This area for official notary seal)

33175-HF

# EXHIBIT "A" LEGAL DESCRIPTION

A portion of Lot 6 and a strip of land off the West side of Lot 7 in Block 45 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning on the Easterly side of Sixth Street at a point 30 feet Northwesterly from the corner of Washington Street and Sixth Street; thence Northeasterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly side of said Lot 6, and thence continuing on the same course 7.3 feet into Lot 7; thence Northwesterly and parallel with Sixth Street 80 feet to the alley; thence Southwesterly along the Southerly line of said alley 7.3 feet; thence Southeasterly along the Easterly line of Lot 6, 50 feet; thence Southwesterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly line of Sixth Street; thence Southeasterly along said line of Sixth Street 30 feet, more or less, to the point of beginning.

ALSO a portion of Lot 6 and 7 in Block 45, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at most Southerly corner of Lot 6, Block 45, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along Washington Street 59.4 feet; thence Northwesterly and parallel to Sixth Street, 30 feet; thence Southwesterly and parallel to Washington Street 59.4 feet; thence Southeasterly along Sixth Street 30 feet to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 28th day  
of June A.D., 19 94 at 2:55 o'clock P. M., and duly recorded in Vol. 194  
of Deeds on Page 20097

FEE \$40.00

Evelyn Biehn County Clerk  
By Quenne Miller