

WARRANTY DEED

mtc 33521-mk

KNOW ALL MEN BY THESE PRESENTS, That DWAYNE DALE FRAZIER and DEBRA JEAN FRAZIER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD M. NELSON, 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:

The E1/2 of Lots 9 and 10 in Block 6, ORIGINAL TOWN OF BONANZA, 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."

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

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, WITHIN THE TIME SPECIFIED IN THE FOLLOWING TABLE:~~

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 27 day of July, 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.

STATE OF OREGON,

County of Klamath ss.

Personally appeared the above named

DWAYNE DALE FRAZIERDEBRA JEAN FRAZIER

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

Before me:

Mary Kenneally  
Notary Public for OregonMy commission expires: 4/20/96

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)

DWAYNE DALE FRAZIER and DEBRA JEAN FRAZIER24999 N. Bee Valley Rd.  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

DONALD M. NELSON14575 E. Langel Valley  
Bonanza, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

DONALD M. NELSON14575 E. Langel Valley  
Bonanza, OR 97603

NAME, ADDRESS, ZIP

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

DONALD M. NELSON14575 E. Langel Valley  
Bonanza, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of July, 1994, at 10:56 o'clock A. M., and recorded in book M94 on page 23105 or as file/reel number 84962.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mullendore Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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