



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042725

AFTER RECORDING RETURN TO:

DONALD NELSON and

JO ROCHEL NELSON

P.O. Box 217  
Bonanza, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEWILLIAM G. WALDEN, hereinafter called GRANTOR(S), convey(s) to  
DONALD NELSON and JO ROCHEL NELSON, each as to an undivided  
one-half interest, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . ."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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage, and Contract in favor of Bold Loving  
Trust which the Grantees herein agree to assume and pay according to terms con-  
tained therein and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$221,300.42.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 20th day of January, 1995.

  
\_\_\_\_\_  
WILLIAM G. WALDEN

STATE OF OREGON                    )  
  )ss.  
County of Klamath                )

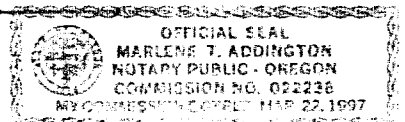
The foregoing instrument was acknowledged before me this 27th  
day of January, 1995, by WILLIAM G. WALDEN.Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

EXHIBIT "A"

2229

PARCEL 1:

The West 25 feet of the following described property in the County of Klamath, State of Oregon:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at Page 253, Deed Records; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

PARCEL 2:

The West 50 feet of Block 12, FIRST ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CA TL 5800  
CODE 11 MAP 3911-10CA TL 5300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 31st day  
of Jan A.D., 19 95 at 3:39 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 2228

FEE \$35.00

Bernetha G. Letsch

County Clerk

By

Dorlene Mulholland