

97763

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 195 Page 8507

ROY R McCAUL & ELLA P McCAUL, husband and wife as to an undivided one-half interest, and CALVIN C BONNER & BRENDA M BONNER
conveys and warrants to PATRICK J NELSON (see below)* Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: *husband and wife, as to an undivided one-half interest.

Beginning at a point, which is 3/4" iron pin and is South 39° 40' West 215 feet and South 50° 20' East 220 feet from the intersection of the South line of Crescent, Oregon, and the easterly line of Main Street of Crescent, Oregon, thence South 50° 20' East 279 feet, thence South, 39° 40' West 75 feet, thence North 50° 20' West 279 feet, thence North 39° 40' East 75 feet more or less to the point of beginning: EXCEPT THEREFROM a strip 20 feet wide along the Westerly side of the above described property. (see other side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except

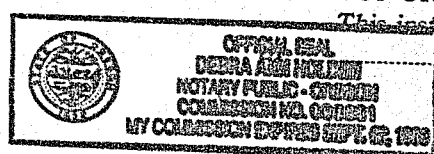
The true consideration for this conveyance is \$35,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of March, 1995

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.

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on March 28, 1995.

Notary Public for Oregon
My commission expires 9/2/98

WARRANTY DEED

Roy R McCaul & Ella P McCaul
Patrick J Nelson GRANTOR
General Delivery GRANTEE
Crescent, Oregon

GRANTEE'S ADDRESS, ZIP

After recording return to:

Patrick J Nelson
General Delivery
Crescent, Oregon

P.O. Box 286

NAME, ADDRESS, ZIP

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

Patrick J Nelson
General Delivery
Crescent, Oregon

P.O. Box 286

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } SS.

I certify that the within instrument was received for record on the ____ day of ____, 19____, at ____ o'clock ____ M., and recorded in book/reel/volume No. ____ on page ____ or as fee/file/instrument/microfilm/reception No. ____.

Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

35.00
CH

5088

8508

The above described parcel of land, which is the Southeast Quarter of the Southwest Quarter of Section 30, Township 24 South, Range 9 East, W.M., Klamath County, Oregon, contains 0.48 acres more or less.

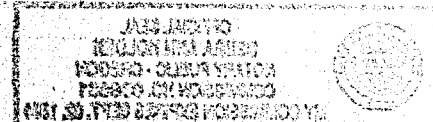
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Patrick Nelson the 6th day of April A.D., 19 95 at 1:33 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 8507.

FEE \$35.00

Bernetha G. Detsch, County Clerk

Bernetha G. Detsch



STATE OF OREGON

County of Klamath, Oregon, do hereby certify that the within instrument was duly recorded for record on the 6th day of April, 1995, at 1:33 o'clock P.M., and recorded on its book (see volume) at the office of the County Clerk of Klamath County, Oregon, and that the same is a true and correct copy of the original as filed for record.

Witness my hand and seal of Office this 6th day of April, 1995.

By _____