

MTC 35133 KB

RETURN TO: MOUNTAIN TITLE COMPANY 222 S. 6th St. Klamath Falls, OR 97601	TAX STATEMENT TO: Jerry F. and Aileen Nelson 7315 Homedale Road Klamath Falls, OR 97603	CLERK'S STAMP:
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## -WARRANTY DEED-

Cummings Roofing, Inc., an Oregon corporation, Grantor, conveys and warrants to Jerry F. Nelson and Aileen Nelson, husband and wife, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and incorporated herein.

## SUBJECT TO AND EXCEPTING:

1. Zoning ordinances, covenants, conditions and restrictions, building and use restrictions, easements of record and those common to real estate in the area and apparent upon the land.

2. Easements, liens, encumbrances, interests or claims thereof which are not shown by any public records.

3. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession hereof.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes for the fiscal year 1994-1995.

7. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

9. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

The true and actual consideration for this transfer is \$96,500.00.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: 7315 Homedale Road, Klamath Falls, OR 97603.

DATED this 12th day of April, 1995.

Cummings Roofing, Inc.,  
an Oregon corporation

X By Mickey D. Cummings  
Mickey D. Cummings  
President

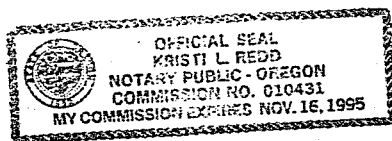
STATE OF OREGON )

) ss.

April 12, 1995

County of Klamath )

Personally appeared Mickey D. Cummings who, being duly sworn, stated he is President of Cummings Roofing, Inc. and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:

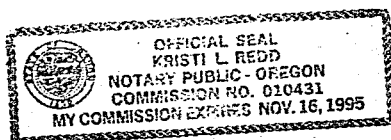


Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95

STATE OF OREGON       )  
                              ) ss.  
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EXHIBIT "A"  
LEGAL DESCRIPTION

The SE1/4 NE1/4 and NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Great Northern Railroad right of way.

SAVING AND EXCEPTING the following portion in the NE1/4 SE1/4 as follows:

Beginning at the Southwest corner of the NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 degrees 47' East along a line parallel to and 145 feet distant from the South line of the NE1/4 SE1/4 of said Section 23 a distance of 300 feet; thence South 145 feet, more or less, to the South line of said NE1/4 SE1/4; thence South 89 degrees 47' West along said South line a distance of 300 feet, more or less, to the point of beginning. ALSO SAVING AND EXCEPTING those portions deeded to Great Northern Railway Company in Volume 95, page 479 and Volume 97, page 85, all Deed Records of Klamath County, Oregon.

TOGETHER WITH a 1978 RIDGECREST Mobile Home, Oregon License #X154826, Serial #09L12431XU which is situate on the real property described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day  
of April A.D., 19 95 at 10:17 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 9266

Bernetha G. Leisch, County Clerk

FEE \$40.00

By [Signature]