



WARRANTY DEED

01043536

AFTER RECORDING RETURN TO:

MARTIN Mc CLINTOCK

2919 OrindaleKlamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GILBERT L. NELSON, hereinafter called GRANTOR(S), convey(s) to
MARTIN Mc CLINTOCK, 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 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
\$85,000.00.

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 12TH day of September, 1995.

Gilbert L. Nelson
GILBERT L. NELSON

STATE OF OREGON
County of KLAMATH

On SEPTEMBER 18, 1994, GILBERT L. NELSON personally
appeared before me,

who is personally known to me

☒ whose identity I proved on the basis of OR. Driver's License

☐ whose identity I proved on the oath/affirmation of

_____, a credible witness

to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Marlene T. Addington
Notary Public for OREGON
My Commission Expires: 3-22-97

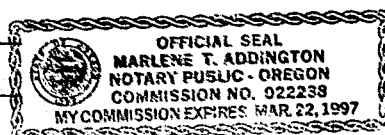


EXHIBIT "A"

A parcel of land being a portion of the NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, running thence East 264 feet; thence North 165 feet; thence West 264 feet; thence South 165 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Orindale Road.

Code 7 Map 3908-12AO TL 2700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of September A.D., 19 95 at 11:29 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 25549.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller