

09-21-95A11:29 RCVD



WARRANTY DEED

#03043601

AFTER RECORDING RETURN TO:

GILBERT L. NELSON

DIANA NELSON

24833 HWY 140E
DAIRY, OR 97625UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CALVIN C. GAY and NELL F. GAY, husband and wife, hereinafter called GRANTOR(S), convey(s) to GILBERT L. NELSON and DIANA NELSON, husband and wife, 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.....

AM
BN
"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, 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 \$100,000.00.

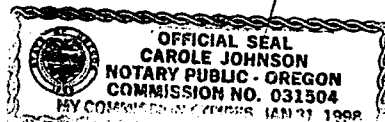
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of September, 1995.

Calvin C. Gay
CALVIN C. GAY

Nell F. Gay
NELL F. GAY

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 18th day of September, 1995, by CALVIN C. GAY and NELL F. GAY.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

EXHIBIT "A"

All of the SE 1/4 SE 1/4 of Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northwest of the Lakeview Highway.

SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at a point at the intersection of the North side of the right of way of the Klamath Falls-Lakeview Highway with the West side of the right of way of the Hildebrand Market Road and running thence due North 15 rods; thence due West 15 rods; thence due South to the right of way of the Klamath Falls-Lakeview Highway, and thence Northeasterly to the point of beginning.

ALSO all of the NE 1/4 NE 1/4 of Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northwest of the Lakeview Highway.

CODE 114 MAP 3811-V1400 TL 900
CODE 37 MAP 3811-V2300 TL 200

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 25551

FEE \$35.00

Bernetha G. Letsch County Clerk
By Annette Mueller