

8001

## WARRANTY DEED

Vol. m95 Page 28835



KNOW ALL MEN BY THESE PRESENTS, That GORDON K. NEILSON AND SANDRA L.

NEILSON, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. FULLER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

THE NE  $\frac{1}{4}$  OF SECTION 20 AND THE SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 17, ALL IN TOWNSHIP 40 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY EXISTING RIGHTS OF WAY FOR ROADWAYS, DITCHES, CANALS OR LATERALS.

TOGETHER WITH ACCESS EASEMENTS AS SET FORTH IN AGREEMENT FOR EASEMENT RECORDED MARCH 8, 1988 IN VOLUME M88 PAGE 3253, DEED RECORDS OF KLAMATH COUNTY, OREGON AND CREATION OF ROAD EASEMENT RECORDED MARCH 16, 1995 IN VOLUME M95 PAGE 5239, DEED RECORDS OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances SAVE AND EXCEPT THOSE APPEARING OF RECORD IN KLAMATH COUNTY, STATE OF OREGON.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$230,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Gordon K. Neilson  
Sandra L. Neilson

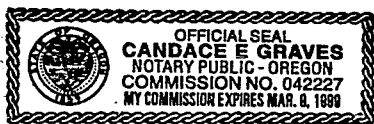
STATE OF OREGON, County of Yamhill ss.

This instrument was acknowledged before me on August 21, 1995 by Gordon K. Neilson

This instrument was acknowledged before me on August 21, 1995 by Sandra L. Neilson

as Husband &amp; Wife

of



Candace E. Graves

Notary Public for Oregon

My commission expires Mar 9, 1999

GORDON K. & SANDRA L. NEILSON  
7950 RED PRAIRIE ROAD  
SHERIDAN, OREGON 97378

Grantor's Name and Address

JOHN H. FULLER

PO BOX 425

MCMINNVILLE, OR 97128

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JOHN H. FULLER

PO BOX 425

MCMINNVILLE, OR 97128

Until requested otherwise send all tax statements to (Name, Address, Zip):

JOHN H. FULLER

PO BOX 425

MCMINNVILLE, OR 97128

SPACE RESERVED  
FOR  
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of October, 1995, at 2:38 o'clock P.M., and recorded in book/reel/volume No. M95 on page 28835 and/or as fee/file/instrument/microfilm/reception No. 8001, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Annette Mueller Deputy.