

8002

WARRANTY DEED

Vol. M95 Page 28836KNOW ALL MEN BY THESE PRESENTS, That JOHN H FULLERhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON K. NEILSON AND SANDRA L. NEILSON, HUSBAND AND WIFEhereinafter 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.

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.

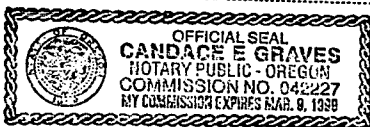
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of YAMHILLThis instrument was acknowledged before me on Oct 6, 1995, by John H. Fuller

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____



Candace E. Graves
Notary Public for Oregon
My commission expires 3-9-99

JOHN H. FULLERPO BOX 425MCMINNVILLE, OR 97128

Grantor's Name and Address

GORDON K. & SANDRA L. NEILSON7950 RED PRAIRIE ROADSHERIDAN, OREGON 97378

Grantee's Name and Address

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

GORDON K. & SANDRA L. NEILSON7950 RED PRAIRIE ROAD PO Box 171SHERIDAN, OR 97378

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

GORDON K. & SANDRA L. NEILSON7950 RED PRAIRIE ROADSHERIDAN, OR 97378SPACE RESERVED
FOR
RECORDER'S USESTATE 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 28836 and/or as fee/file/instrument/microfilm/reception No. 8002, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co ClerkBy Annette M. Full Deputy.

Fees: \$30.00