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8671

WARRANTY DEED

Vol. M95 Page 30241



KNOW ALL MEN BY THESE PRESENTS, That IRENE C. NELSON and HELENE G. MILLER, with rights of survivorship, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by IRENE C. NELSON and HELENE G. MILLER, as tenants in common, 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:

Lot 19 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk 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 except those of record and those apparent upon the land, if any, as the date of this deed

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 \$estate planning purposes. In construing this deed, where the context so requires, the singular includes the plural.

In Witness Whereof, the grantor has executed this instrument this 27th day of September, 1995.

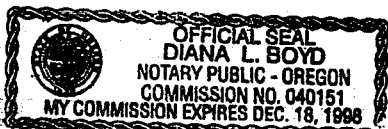
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Irene C. Nelson
IRENE C. NELSON

Helene G. Miller
HELENE G. MILLER

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 27, 1995, by Irene C. Nelson and Helene G. Miller



My commission expires 12-18-98

Notary Public for Oregon

IRENE C. NELSON and HELENE G. MILLER
6719 ALVA AVENUE
KLAMATH FALLS, OR 97603
Grantor's Name and Address

IRENE C. NELSON and HELENE G. MILLER
6719 ALVA AVENUE
KLAMATH FALLS, OR 97603
Grantee's Name and Address

After recording return to (Name, Address, Zip):
IRENE C. NELSON and HELENE G. MILLER
6719 ALVA AVENUE
KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
IRENE C. NELSON and HELENE G. MILLER
6719 ALVA AVENUE
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of November, 1995, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M95 on page 30241 and/or as fee/file/instrument/microfilm/reception No. 8671 of the Deeds Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Annette Mueller Deputy.

Fees: \$30.00

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