

NA

10648

'95 DEC 15 P3:39

QUITCLAIM DEED

Vol. m95 Page **34255**

KNOW ALL MEN BY THESE PRESENTS, That ALVIN W. NELSON

..., hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto DENNIS RAY NELSON and BEVERLY JEAN NELSON, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 26, ANKENY GARDEN TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Reservations shown in Deeds from M. C. MacNevin et al., dated January 4, 1932, recorded January 5, 1932 in Book 94 at page 417 and dated June 1, 1945, recorded August 7, 1945 in Book 178 at page 482, Deed Records, as follows: "Subject to existing easements and rights of way for irrigation and drainage ditches. Also charges of the Klamath Irrigation District for irrigation water; and contract for drainage originally entered into between J. W. Siemens and the United States Government of America. The right is reserved by the grantors to maintain and construct ditches for irrigation and drainage water along the boundary and/or street lines. The property herein described is conveyed with the reservation that prior to January 1, 1948 no garage or temporary building other than a dwelling shall be constructed closer than Fifty feet and no dwelling closer than twenty-five feet to a property line bordering on a street."

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00

④However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols④, 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 14th day of December, 1995; 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 thereto 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 KLAMATH) ss.

This instrument was acknowledged before me on December 14th, 1995.

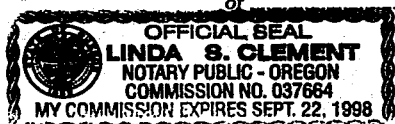
by Glavin W. Nelson

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

by

85

of



Long S. Clement
Notary

My commission expires 9-22-98

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of Dec, 19 95 at 3:39 o'clock P. M., and recorded in book/reel/volume No. M95 on page 34255 and/or as fee/file/instrument/microfilm/reception No. 10648 Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE
By Pauline Mulligan Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

DENNIS E. NELSON
6457 PATTERSON ST.
KLAMATH FALLS ORE

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

ALVIN WM. NELSON
1106 KANE ST
KLAMATH FALL. ORE

Fee \$30.00