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96 FEB 14 AM 1:33

Vol. 1996 Page 4204

WARRANTY DEED

ROY R. MCCAUL, ELLA P. MCCAUL

KNOW ALL MEN BY THESE PRESENTS, That  
CALVIN C. BONNER & BRENDA M BONNERhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
PATRICK J. NELSON

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:

SEE EXHIBIT (A) ATTACHED.....

(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. See Exhibit A

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 \$ 0. However, 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 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 14th day of Aug, 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 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 90.930.

Calvin C. Bonner

Brenda M Bonner

Ella P. McCaul Roy R. McCaul

STATE OF WASHINGTON.

COUNTY OF Snohomish

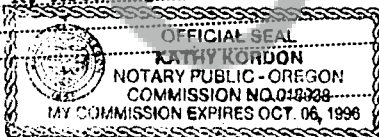
DATE August 14, 1995

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on August 14, 1995, by Ella P. McCaul proved by satisfactory evidence and

by Roy R. McCaul proved by satisfactory evidence

as n/a of n/a

NOTARY PUBLIC FOR WASHINGTON  
MY COMMISSION EXPIRES May 17, 1999

My commission expires

Notary Public for Oregon  
10-06-96
 ROY & ELLA MCCAUL  
 24710 N MORRIS  
 JUNIATA CITY, OR  
 97448  
 PAT J NELSON

Grantee's Name and Address

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

PAT J NELSON

PO BOX 286

CRESCENT OR 97733

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

SARAH A ABRAVE

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.

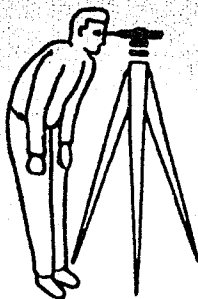
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy.



**RAYMOND E. OMAN**  
PROFESSIONAL LAND SURVEYOR  
WATER RIGHTS EXAMINER  
ILLB

OR.: PLS-702; WRE-098  
WV : PLS-23

4205

Roy McCaul  
24710 Norris  
Junction City,  
OR-97448

ph.: 389-4672

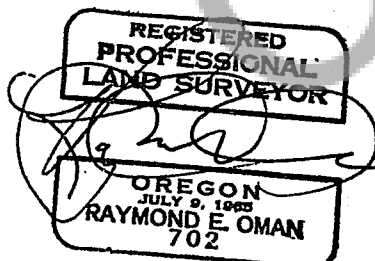
Property Description **EXHIBIT (A)**

.....a parcel of land containing 1500 square feet, situate in the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 30, T. 24 S., R. 9 E., W. M., Klamath County, Oregon, and more particularly described as follows:

BEGINNING AT A POINT. a 3/4" iron pin which is S 39° 40' W 215 feet and S 50° 20' E 220 feet from the intersection of the south line of Crescent Townsite and the easterly line of Main Street of Crescent, Oregon;

THENCE S 50° 20' E 20 feet,  
S 39° 40' W 75 feet,  
N 50° 20' W 20 feet,  
N 39° 40' E 75 feet to the Point of Beginning and

being those excepted lands denoted in Deed Volume M95 at Page 8138, records of Klamath County, Oregon. These lands adhere to and become a part of Tax Lot 24-09-3000-800 as described in the aforesaid deed of record.



JUN -6 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Patrick Nelson the 14th day  
of Feb A.D., 19 96 at 11:33 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 4204.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Douglas M. Mullen