



# KLAMATH COUNTY TITLE COMPANY

K-48961

## STATUTORY WARRANTY DEED (Individual or Corporation)

RICHARD G. WESTSTEYN AND DONNA J. WESTSTEYN

, Grantor.

conveys and warrants to DONALD MARC NELSON

, Grantee.

the following described real property in the County of Klamath and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

96 MAR 27 P3:24

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 49,000.00 (Here comply with the requirements of ORS 93.030<sup>(1)</sup>).

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.

DATED this 26th day of March 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Richard G. Weststeyn  
RICHARD G. WESTSTEYN

Donna J. Weststeyn  
DONNA J. WESTSTEYN

STATE OF OREGON, County of Klamath ) ss.  
The foregoing instrument was acknowledged before me  
this 27th day of March 19 96  
by Richard G. Weststeyn and  
Donna J. Weststeyn

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Debra Buckingham  
Notary Public for Oregon  
My commission expires:



After recording return to:  
**Donald Marc Nelson**  
14575 E. Langell Valley Rd.  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same as Listed Above

NAME, ADDRESS, ZIP

## DESCRIPTION OF PROPERTY

## Parcel One:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 E.W.M. described as follows:

Beginning at a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  which bears S. 0°15'09" E. a distance of 194.0 feet from the Northeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N. 89°57'55" W. a distance of 117.54 feet to a point; thence S. 0°15'09" E. a distance of 20.5 feet to a 1/2 inch iron pin; thence N. 89°57'55" W. a distance of 96.96 feet to a 1/2 inch iron pin; thence S. 89°57'55" E. a distance of 174.5 feet to a 1/2 inch iron pin; thence S. 89°57'55" E. a distance of 96.96 feet to a point; thence S. 0°15'09" E. a distance of 77.0 feet to a point; thence S. 89°57'55" E. a distance of 117.54 feet, more or less, to a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S. 0°15'09" E. along said East line a distance of 77.0 feet to the point of beginning.

## Parcel Two:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 E.W.M., described as follows:

Beginning at a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  which bears S. 0°15'09" E. a distance of 298.34 feet from the Northeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , said point also being the most Easterly corner of Lot 1, Block 22, First Addition to Bonanza, Oregon; thence Northwesterly along the Northeastly line of said Lot 1 to the most Northerly corner thereof; thence N. 0°15'09" W. a distance of 28.8 feet to a point; thence S. 89°57'55" E. a distance of 117.54 feet, more or less, to the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S. 0°15'09" E. along said East line a distance of 104.34 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 27th day  
of March A.D., 19 96 at 3:24 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 8544

By Bernetha G. Letsch, County Clerk

FEE \$35.00