

NL

17549

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bill W. Middlebrooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel C. Nelson and Sheila M. Nelson, husband and wife

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 40, Block 33, KLAMATH FALLS FOREST ESTATES;
HIGHWAY 66 UNIT, PLAT NO. 2, 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 all those of record and those apparent to the land as of 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 \$ 5000.00

ADDITIONAL TAXES AND FEES TO BE PAID BY GRANTEE: NONE. (The sentence between the symbols (X), 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 13th 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 to do so by order of its board of directors.

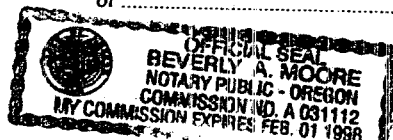
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Bill W. Middlebrooks

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 15, 1995 by Bill W. Middlebrooks

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



Beverly A. Moore
Notary Public for Oregon
My commission expires 2/1/98

Bill W. Middlebrooks

P.O. Box 95

Merrill, OR 97633

Grantor's Name and Address

Daniel and Sheila Nelson

Rt. 1 Box 717 H

Bonanza, OR 97623

Grantee's Name and Address

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

Daniel and Sheila Nelson

Rt. 1 Box 717 H

Bonanza, OR 97623

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

Daniel and Sheila Nelson

Rt. 1 Box 717 H

Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument
was received for record on the 7th day
of May, 1996, at
9:20 o'clock A.M., and recorded in
book/reel/volume No. M96 on page
12950 and/or as fee/file/instru-
ment/microfilm/reception No. 17549,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl [Signature], Deputy.

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