

18775

WARRANTY DEED

Vol. M96 Page 15382

MTC 37702 MS

JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey to:
CLAUDE E. NELSON and KARI L. NELSON, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of **KLAMATH** and State of Oregon, to wit:

VACATED LOT 1,3,5 THROUGH 14, LOTS 14 AND 15, VACATED LOTS 17 THROUGH 21,
 LOT 22, VACATED LOTS 23 THROUGH 26 AND LOTS 27 THROUGH 29 OF BLOCK 50 OF
 WORDEN TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
 OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

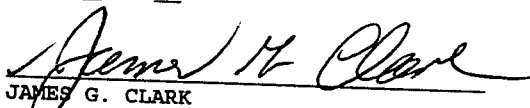
SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: **19730 KENO WORDEN ROAD, KLAMATH FALLS, OR 97601**

Dated this 6th day of May, 1996.


 JAMES G. CLARK

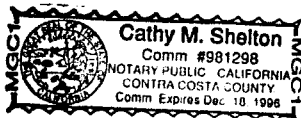
NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF Contra Costass. May 61996

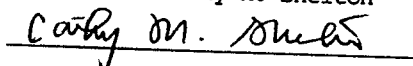
Personally appeared the above named _____

*JAMES G. CLARK**

and acknowledged the foregoing instrument to be his voluntary act.



Before me: Cathy M. Shelton

Notary Public for Contra Costa CountyMy commission expires 12/18/96

(seal)

ESCROW NO. MT37702-MS

Return to:

CLAUDE E. NELSON
 19730 KENO WORDEN ROAD
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 28th day of May A.D., 19 96
 at 3:53 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 15382
 Bernetha G Letsch, County Clerk

By 

Fee. \$30.00

Deputy.

96 MAY 28 P3:53