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WARRANTY DEED

Vol. M96 Page 22824

CLARENCE W. AUSTIN and PHYLLIS B. AUSTIN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DANA A. NELSON, JR. and LINDA R. 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:

LOT 1 IN BLOCK 9 OF RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED 1/68TH INTEREST IN  
LOTS 4 AND 5, BLOCK 1 OF SAID ADDITION.

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 \$ 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 1290, CHILOQUIN, OR 97624-1290

Dated this 24th day of July, 1996

Clarence W. Austin  
CLARENCE W. AUSTIN

Phyllis B. Austin  
PHYLLIS B. AUSTIN

NOTARY ACKNOWLEDGEMENT

STATE OF Nevada SS. 7/24 19 96  
COUNTY OF Washoe

Personally appeared the above named Clarence W. Austin and  
Phyllis B. Austin

and acknowledged the foregoing instrument to be a voluntary act.



DEBORAH L. CONTE  
Notary Public - Nevada  
My appt. exp. Dec. 18, 1999  
No. 96-0195-2

Before me:

Deborah L. Conte

Notary Public for Norwest Bank

My commission expires 12-18-99

(seal)

ESCROW NO. MT38593-MS

STATE OF OREGON, ss.  
County of Klamath

Return to:

DANA A. NELSON, JR.  
P.O. BOX 1290  
CHILOQUIN, OR 97624-1290

Filed for record at request of:

AmeriTitle  
on this 29th day of July A.D., 19 96  
at 11:47 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 22824

Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00