

MTC 39154MS

MICHAEL R. NELSEN and JO A. NELSEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

FRED W. HAWTREY AND MARCELLA J. HAWTREY, TRUSTEES OF THE HAWTREY FAMILY TRUST
UAD JUNE 13, 1991,

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 6 IN BLOCK 13 OF TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
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 \$ 103,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3877 RIO VISTA, KLAMATH FALLS, OR 97603

Dated this 13th day of Sept, 1996

Michael R. Nelson
MICHAEL R. NELSEN

Jo A. Nelson
JO A. NELSEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

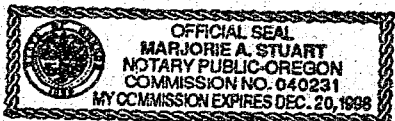
COUNTY OF Klamath

SS. Sept 13 19 96

Personally appeared the above named Michael R Nelson

J. A. Nelson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT39154-MS

Return to:

TRUSTEES OF THE HAWTREY FAMILY TRUST
3877 RIO VISTA
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 13th day of Sept A.D. 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 29070

Bernetha G Letsch, County Clerk,

By C. J. [Signature]

Fee, \$30.00

Deputy.

96 SEP 13 P3:52