

MTC 3 39740 MS

WARRANTY DEED

DONALD S. HOLLAND and CAROLYN R. HOLLAND, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
DENNIS A. NELSON and LOUISE 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 4 IN BLOCK 6 OF FIRST ADDITION TO PINE GROVE PONDEROSA, 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 \$ 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6417 Harlan Drive, Klamath Falls, OR 97603

Dated this 28 day of OCTOBER, 1996

Donald S. Holland
DONALD S. HOLLAND

Carolyn R. Holland
CAROLYN R. HOLLAND

NOTARY ACKNOWLEDGEMENT

STATE OF Arizona

COUNTY OF Maricopa

SS.

10/28 1996

Personally appeared the above named

Donald Holland &
Carolyn Holland

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kathy J. Blumer

Notary Public for Arizona

My commission expires 8/24/99

(seal)

ESCROW NO. MT39740-MS

Return to:

DENNIS A. NELSON
6417 Harlan Drive
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of November A.D., 19 96 at 11:53 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 34782

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Ross

