

MT40252MS WARRANTY DEED

ROBERT I. NELSON and ROSE MARY NELSON, as tenants in common,
Grantor(s) hereby grant, bargain, sell and convey to:

PAUL R. WHITLEY,

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 23, BLOCK 55 OF 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

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 \$ 4,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 406 E. FRONT, MERRILL, OR 97633

Dated this 31st day of December, 1996

Robert I. Nelson
ROBERT I. NELSON

Rose Mary Nelson
ROSE MARY NELSON

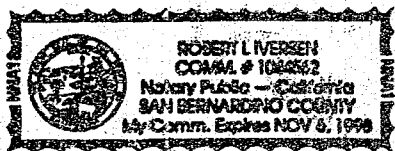
STATE OF CALIFORNIA

SS. December 31 1996

COUNTY OF SAN BERNARDINO

Personally appeared the above named Robert I Nelson and
Rose Marie Nelson

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Robert I. Nelson

Notary Public for CALIFORNIA

My commission expires November 6, 1998

(seal)

ESCROW NO. MT40252-MS

Return to:

PAUL R. WHITLEY
406 E. FRONT
MERRILL, OR 97633

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of January A.D., 19 97 at 11:51 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 29

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross

97 JAN -2 AM 1:51