

47948

MTC 42537-KA Vol. M97 Page 36165
WARRANTY DEED

HARVEY WADE HUDNALL, JR. and JANE ANN HUDNALL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
JAMES A. NIELSEN, JR.,
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 436 IN BLOCK 126 OF MILLS ADDITION, 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 \$ 61,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2444 GARDEN AVENUE, KLAMATH FALLS, OR 97601

Dated this 30 day of October, 1997.

Harvey Wade Hudnall, Jr.
HARVEY WADE HUDNALL, JR.

Jane Ann Hudnall
JANE ANN HUDNALL

STATE OF OREGON

COUNTY OF KLAMATH SS. October 30 19 97

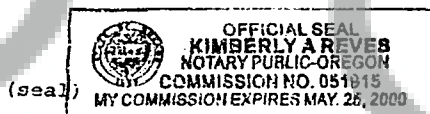
Personally appeared the above named HARVEY WADE HUDNALL, JR.

AND JANE ANN HUDNALL

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000



ESCROW NO. MT42537-KA

Return to:

JAMES A. NIELSEN, JR.
2444 GARDEN AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 31st day of October A.D., 1997
at 2:07 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 36165

Bernetha G. Letsch, County Clerk

By Heather Ross
Fee, \$30.00 Deputy.