

48521

NTC 41648-KA  
WARRANTY DEED

Vol. 1097 Page 37405

ALLEN KEITH NELSON,

Grantor(s) hereby grant, bargain, sell and convey to:

MARK ALLEN TUNNO,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

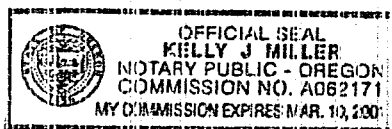
The true and actual consideration for this conveyance is \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9311 SE 55TH, MILWAUKIE, OR 97222

Dated this 30th day of October 1997

Allen Keith Nelson  
ALLEN KEITH NELSONSTATE OF OregonCOUNTY OF MarionSS. October 30 1997

Personally appeared the above named

Allen Keith Nelsonand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Kelly J. Miller  
Notary Public for OregonMy commission expires 3/10/01

ESCROW NO. MT41648-KA

Return to:

MARK ALLEN TUNNO

9311 SE 55TH

MILWAUKIE, OR 97222

317466

EXHIBIT "A"  
LEGAL DESCRIPTION

All of, starting at the Northwest corner of the SW1/4 NE1/4 Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 6.23 chains to the center of Crooked Creek; thence following down the center line of said stream in a Southeasterly direction to the convergence of said Crooked Creek and Tecumseh Spring; thence following up said Tecumseh Spring in a Northerly direction to a point on the center line of the Dalles-California Highway; thence following the center line of said highway in a Northwesterly direction to a point on the center line of Crooked Creek; thence following down the center line of said stream in a Southwesterly direction to a point on the North and South quarter line of said Section 12; thence South 3.5 chains to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ (merit title) \_\_\_\_\_ the 12<sup>th</sup> day  
of November A.D., 19 97 at 3:29 o'clock P.M., and duly recorded in Vol. 1497,  
\_\_\_\_\_ of Deeds \_\_\_\_\_ on Page 37405.

FILE: \$35.00

By Kathleen Rose Bernetha G. Letsch, County Clerk