



ATL 05047019
WARRANTY DEED

AFTER RECORDING RETURN TO:
DANIEL R. NELSON
PO Box 543
Keno, Oregon 97527

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GREGORY D. FOX AS TRUSTEE OF THE RESIDUARY TRUST AS ESTABLISHED
IN THE ESTATE OF EUGENE A. FOX, CASE NO. 4626, SUPERIOR COURT
OF THE STATE OF CALIFORNIA, COUNTY OF CALAVERAS GRANTOR(S),
convey(s) and warrants to DANIEL R. NELSON hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

THE SE 1/4 SE 1/4 SE 1/4 SECTION 18, TOWNSHIP 33 SOUTH, RANGE 7
EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH,
STATE OF OREGON.

CODE 8 MAP 3307-1800 TL 1400

Den "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is

~~\$25,000.00~~ \$28,000.00 *47. DEN*

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of DECEMBER 1997.

THE RESIDUARY TRUST AS ESTABLISHED
IN THE ESTATE OF EUGENE A. FOX, CASE
NO. 4626, SUPERIOR COURT OF THE STATE OF
CALIFORNIA

X *Gregory D. Fox*
GREGORY D. FOX, AS TRUSTEE

X *Gregory D. Fox*
GREGORY D. FOX, INDIVIDUALLY



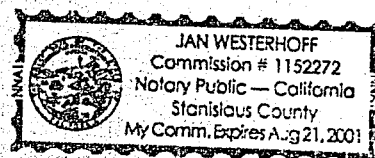
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STATE OF California COUNTY OF Stanislaus ss.

On December 26 1997, personally appeared Gregory D. Fox, individually and as Trustee of the Residuary Trust as established in the Estate of Eugene A. Fox, Case No. 4626, Superior Court of the State of California, County of Calaveras who acknowledged the foregoing instrument to be his voluntary act and deed.

Jean Westerhoff
Notary Public for California
My Commission Expires: Aug 21 2001



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of January A.D., 19 98 at 11:21 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 165.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa