

NA

56160

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. M98 Page 11752

KNOW ALL MEN BY THESE PRESENTS, That Ralph E. Dotson

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack F. Nielsen and Lori Nielsen, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 72 Merryman's Replat of Vacated Portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

98 APR 10 AM 10:55

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seised in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 56,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2 day of APR, 1998; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

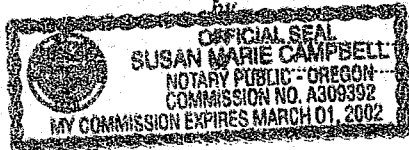
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.330.

Ralph E. Dotson
Ralph E. Dotson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 2, 1998, by Ralph E. Dotson

This instrument was acknowledged before me on _____, 19____,



Susan Marie Campbell
Notary Public for Oregon
My commission expires 3-1-02

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jack Nielsen
1035 Applewood St
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of April, 1998, at 11:05 o'clock A.M., and recorded in book/reel/volume No. M98 on page 11752 and/or as fee/tile/instrument/microfilm/reception No. 56160, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy