

MTCL43489

MS

60083

'98 JUN 17 P3:32 m98 Page 20902

I.F. RODGERS & SONS, a partnership
20909 S. Poe Valley Rd.
Klamath Falls, OR 97602

GRANTOR'S NAME AND ADDRESS
TRUSTEES OF THE NELSON FAMILY 1990 TRUST
2005 Buckey Way
Sparks, NV 89431

AFTER RECORDING, RETURN TO (Name, Address, Zip):
TRUSTEES OF THE NELSON FAMILY 1990 TRUST
2005 Buckey Way
Sparks, NV 89431

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO (Name, Address, Zip):
TRUSTEES OF THE NELSON FAMILY 1990 TRUST
2005 Buckey Way
Sparks, NV 89431

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 17th day
of June, 1998, at
3:32 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
20902 and/or as fee/file/instru-
ment/microfilm/reception No. 60083.
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

ISIAH FRANCES RODGERS

KNOW ALL BY THESE PRESENTS that: LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS and RADLEY R. RODGERS, partners of I.F. RODGERS & SONS, a partnership hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LLOYD L. NELSON and PATRICIA A. NELSON, Trustees of THE NELSON FAMILY 1990 TRUST hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

NW1/4 NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (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 27th day of April, 1998; if grantor is a corporation, 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 30.930.

LORRAINE G. RODGERS RONALD R. RODGERS
RUSSELL R. RODGERS
RADLEY R. RODGERS ISIAH FRANCES RODGERS

STATE OF OREGON, County of Klamath) ss.

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

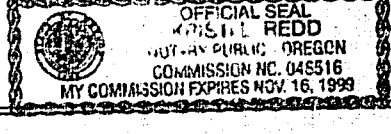
by _____

This instrument was acknowledged before me on April 27, 1998,

by LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS & RADLEY R. RODGERS

as PARTNERS ISIAH FRANCES RODGERS

of I.F. RODGERS & SONS, a partnership by LORRAINE G. RODGERS his attorney-in-fact



Notary Public for Oregon

My commission expires 11/16/99