

64971

'98 AUG 21 P3:39

MTC 45657-MS  
WARRANTY DEEDVol. 1998 Page 30890

DENNIS A. NELSON and LOUISE M. NELSON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LEON WOODS and JUANITA WOODS, husband and wife,  
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 13 IN BLOCK 19 OF TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE,  
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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 6417 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 21st day of August, 1998

Dennis A. Nelson  
DENNIS A. NELSON

Louise M. Nelson  
LOUISE M. NELSON

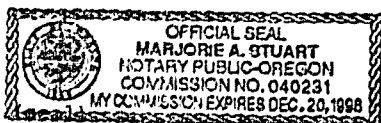
STATE OF Oregon

COUNTY OF Klamath

SS. August 21 1998

Personally appeared the above named Dennis A. Nelson and Louise M.  
Nelson

and acknowledged the foregoing instrument to be their voluntary act.



Before me:  
Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT45657-MS

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Return to:

LEON WOODS  
6417 HARLAN DRIVE  
KLAMATH FALLS, OR 97603

Amerititle  
on this 21st day of August A.D., 1998  
at 3:39 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 30890

Bernetha G. Letsch, County Clerk

By Kathleen R. Ross  
Fec, \$30.00 Deputy.