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68934

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Vol. M98 Page 39978

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WARRANTY DEED

MT37702MS

JAMES G. CLARK,

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

CLAUDE E. NELSON and KARI L. NELSON, 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:

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VACATED LOT 1, 3, 5 THROUGH 14, LOTS 14 AND 15, VACATED LOTS 17 THROUGH 21, LOT 22, VACATED LOTS 23 THROUGH 26 AND LOTS 27 THROUGH 29 OF BLOCK 50 OF WORDEN TOWNSITE, 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 \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 19730 KENO WORDEN ROAD, KLAMATH FALLS, OR 97601

Dated this 6th day of May, 1996.

* THIS DEED IS BEING RE-RECORDED TO
CORRECT THE LEGAL DESCRIPTION

James G. Clark
JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF California

ss. May 6

19 96

COUNTY OF Contra Costa

Personally appeared the above named

*JAMES G. CLARK**

and acknowledged the foregoing instrument to be his voluntary act.



Before me: Cathy M. Shelton

Cathy M. Shelton

Notary Public for Contra Costa County

My commission expires 12/18/96

(seal)

ESCROW NO. MT37702-MS

Return to:

CLAUDE E. NELSON
19730 KENO WORDEN ROAD
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss. County of Klamath

Filed for record at request of:

AmeriTitle

on this 28th day of May A.D., 19 96
at 3:53 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 15382

Bernetha G Letsch, County Clerk

By

INDEXED

Fee, \$30.00

Deputy.

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39978

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of October A.D., 19 98 at 3:47 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 39978

FEE \$10.00 Re-record By Bernetha G. Letsch, County Clerk
Kathleen Ross

THIS DEED WAS FILED FOR RECORD AT THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 30TH DAY OF OCTOBER, 1998, AT 3:47 P.M., AND WAS DULY RECORDED IN VOLUME M98, PAGE 39978.

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