



72293

'98 DEC 30 P3:01

Vol. 1198 Page 47811

STATUTORY WARRANTY DEED

JOB'S WESTERN, INC., AN OREGON CORPORATION, AN ESTATE IN FEE SIMPLE

conveys and warrants to DANIEL J. NELSON AND SUSIE J. NELSON, HUSBAND AND WIFE Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 15,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 03 day of December 19 98

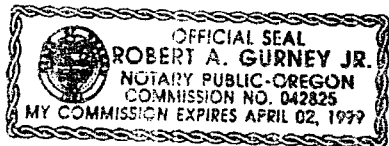
JOB'S WESTERN, INC.

STATE OF OREGON
County of Jackson } ss.

BE IT REMEMBERED, That on this 28th day of December 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOB'S WESTERN, INC. BY: Gregory A. Bewley

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Robert A. Gurney Jr.
Notary Public for Oregon.
My Commission expires April 2, 1999

Title Order No. K53052D
Escrow No. K53052D

After recording return to:

DANIEL J. NELSON
34621 DEER HAVEN LANE
LEBANON, OR 97355

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DANIEL J. NELSON
34621 DEER HAVEN LANE
LEBANON, OR 97355

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

35

EXHIBIT "A"
DESCRIPTION OF PROPERTY

PARCEL 1: All that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, located East of Oregon Trunk Railroad right of way and West of the telephone company right of way, in the County of Klamath, State of Oregon.

PARCEL 2: The S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and all that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ located East of the telephone line right of way and road, in Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3: The N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and all that portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ located East of the telephone line right of way and telephone line service road, in Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 30th day
of December A.D., 1998 at 3:01 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 47811.

FEE \$35.00

By Bernetha G. Leitch, County Clerk
Kathleen Brown