

NA

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THELMA A. ANDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED A. NETTELBECK

hereinafter called the 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:

Lot 5, Block 20, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations, restrictions, rights of way of record and those apparent upon the land and to rules, regulations and assessments of Special Road District Nimrod Park.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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

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 \$1 (One Dollar)

(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 13 day of March, 1996; 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 30.930.

Thelma A. Anderson

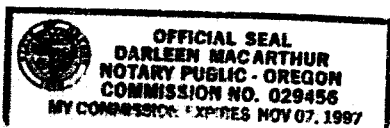
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 18, 1996, by Thelma A. Anderson

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

as _____

of _____



Darleen MacArthur

Notary Public for Oregon
My commission expires 11-7-97

Thelma A. Anderson
P. O. Box 336
Sprague River, OR 97639
Fred A. Nettelbeck
P. O. Box 336
Sprague River, OR 97639
Grantor's Name and Address
After recording return to (Name, Address, Zip):
Fred A. Nettelbeck
P. O. Box 336
Sprague River, OR 97639
Until requested otherwise send all tax statements to (Name, Address, Zip):
Fred A. Nettelbeck
P. O. Box 336
Sprague River, OR 97639

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 7/12/99, at 10:46 a.m.
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Linda Smith,
County Clerk Fee \$ 30 - KL