

200 FEB 23 PM 2:01

MTC 50424-MG
WARRANTY DEED

Vol. M00 Page 5587

VIRGIL F. NELSON, TRUSTEE OF THE FLORENCE IRENE NELSON TRUST, WHO ACQUIRED
TITLE AS VIRGIL F. NELSON, TRUSTEE,

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

JAMES GARY WYLAND and NORA J. WYLAND, 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:

THE EAST 50 FEET OF LOTS 4 AND 5 IN BLOCK 2 OF FAIRVIEW ADDITION NO. 2 TO
THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3809-29CA-900

KEY# 300445

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 41,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7129 TURNER COURT, KLAMATH FALLS, OR 97601

Dated this 23 day of February, 2000.

Virgil F. Nelson - Trustee
VIRGIL F. NELSON, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 23, 2000 by
VIRGIL F. NELSON AS TRUSTEE OF THE FLORENCE IRENE NELSON TRUST.



Marion Grantham
(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT50424-MG

Return to:
JAMES GARY WYLAND
7129 TURNER COURT
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 2/23/00, at 2:01 p m.
In Vol. M00 Page 5587
Linda Smith,
County Clerk Fee \$ 21.00

21.00