

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Grantor: Albert Marzilli and Marie J. Marzilli

Grantee: Richard W. Nelson and Christina L. Nelson

After recording, return to: Richard W./Christina L. Nelson  
9808 Tingley Lane  
Klamath Falls, OR 97603

Consideration: \$135,000.00

THIS INDENTURE WITNESSETH, that Albert Marzilli and Marie J. Marzilli, hereinafter known as Grantor, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Richard W. Nelson and Christina L. Nelson, husband and wife, hereinafter known as Grantee, the following described premises, situated in Klamath County, Oregon, to-wit:

The Westerly 59.5 feet of Lot 4, Block 5, The ORIGINAL TOWN OF LINKVILLE, now KLAMATH FALLS ORIGINAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Easements, rights of way of record, and those apparent on the land.

Account No. 3809-032BD-06700-000 - Key No. 475435 - Code 001

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$135,000.00

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27th day of December, 2000.

Albert Marzilli  
Marie J. Marzilli

STATE OF OREGON )  
County of Jackson ) SS Dated: 12-27-00, 2000.

Personally appeared the above named Albert Marzilli and Marie J. Marzilli and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Carol Cote  
Notary Public for Oregon  
My Commission Expires:

State of Oregon, County of Klamath  
Recorded 12/29/00, at 3:12 p.m.  
In Vol. M00 Page 47111  
Linda Smith,  
County Clerk Fee \$ 21.00