

'01 AUG 21 PM2:47

After Recording Return to:
JESS R. NELSON
 5116 Sumac Avenue
 Klamath Falls, OR. 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
JESS R. NELSON
 same as above

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WARRANTY DEED
 (INDIVIDUAL)

ROBERT A. WOLDT, herein called grantor, convey(s) to **JESS R. NELSON**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$40,000.00.**" which is paid to an accommodator pursuant to an IRC ss. 1031 Exchange"
 (here comply with the requirements of ORS 93.930)

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.

Dated: August 21, 2001

Robert A. Woldt
ROBERT A. WOLDT

STATE OF OREGON, County of **Klamath**) ss.

On August 21, 2001 personally appeared the above named **ROBERT A. WOLDT** and acknowledged the foregoing instrument to be his voluntary act and deed.

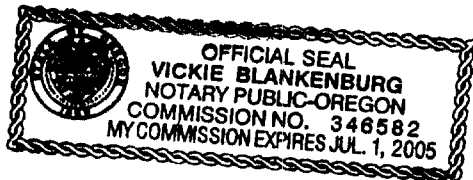
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
 Order No.: 00053417

Before me: *Vickie Blankenburg*
 Notary Public for Oregon
 My commission expires: 7/01/05

Official Seal



16A

42299

Exhibit A

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 1, First Addition to Valley View, in the County of Klamath, State of Oregon; thence South 26° 34' 18" East 144.64 feet to a 1/2 inch iron pin; said point being the Southeasterly corner of that certain parcel described in Volume M-85 at Page 21297, Microfilm Records of Klamath County, Oregon, said point also being the true point of beginning for this description; thence continuing South 26° 34' 18" East 9.85 feet to a 5/8 inch iron pin; thence South 54° 56' 30" East 86.33 feet to a 5/8 inch iron pin; thence North 73° 50' 20" East 145.61 feet to a 5/8 inch iron pin; thence North 73° 49' East 124.82 feet, more or less to the West line of Patterson Street; thence Northerly following said West line of Patterson Street 105 feet; thence South 87° 46' 00" West parallel with the South line of Hilyard Avenue right of way (unconstructed) 325 feet, more or less, to a point on the East line of that certain parcel described in Volume M-85 at Page 21297, Microfilm Records of Klamath County, Oregon; thence South along said East line to the point of beginning.

State of Oregon, County of Klamath
Recorded 08/21/01 at 2:47 p. m.
In Vol. M01 Page 42298
Linda Smith,
County Clerk Fee\$ 26⁰⁰