

03 DEC 9 PM 3:10

NJC - 63349m

WARRANTY DEED

Vol M03 Page 89967

DONALD NELSON and JO ROCHEL NELSON, each as to a 50.000% interest,
Grantor(s) hereby grant bargain, sell, warrant and convey to:

DAVID BUFFINGTON,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 320,000.00. SAID
PURCHASE PRICE INCLUDES \$136,000.00 ALLOCATED TO THE REAL PROPERTY DESCRIBED ON THE ATTACHED
Until a change is requested, all tax statements shall be sent to Grantee at the EXHIBIT A.
following address: 31919 HWY 70, BONANZA, OR 97623

Dated this 22 day of July, 19 98


DONALD NELSON


JO ROCHEL NELSON

STATE OF Oregon

SS. July 22 19 98

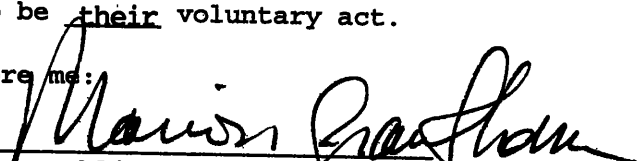
COUNTY OF Klamath

Personally appeared the above named Donald Nelson

and Jo Rochel Nelson

and acknowledged the foregoing instrument to be their voluntary act.

Before me:


Notary Public for Oregon

My commission expires 6/22/01



ESCROW NO. MT45201-MG

Return to:

DAVID BUFFINGTON

P. O. Box 217
BONANZA, OR 97623

State of Oregon, County of Klamath
Recorded 12/09/03 3:10 p.m
Vol M03 Pg 89967-68
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

26.10

EXHIBIT A •

89968

The West 50 feet of Block 12, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.