

43244

ROBERT D. NELSON

, hereinafter called grantor, convey(s) to

DANIEL P. FIORITO and MARGARET L. FIORITO, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 48, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KALMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Agreement, including the terms and provisions thereof, provided for perpetual easement for community driveway and garage on Lots 48 and 49, as set forth in instrument recorded September 5, 1934, in Book 103 of Deeds, page 455, Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

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 \$ 11,000.00.*

Dated this 13th day of November, 19 84.

Robert D. Nelson

STATE OF OREGON, County of Klamath) ss.

November 13, 19 84 personally appeared the above named Robert D. Nelson and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Carol Titus

Notary Public for Oregon

My commission expires: 7-30-88

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Robert D. Nelson

TO

Daniel P. Fiorito
Margaret L. Fiorito

After Recording Return to: TAX STATEMENTS
Mr. and Mrs. Daniel P. Fiorito
1045 Melrose
Klamath Falls, Oregon
97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of November, 19 84 at 3:34 o'clock P. M. and recorded in book M84 on page 19360 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Pam Smith Deputy

Fee: \$5.00