

48810

ASPEN M-28726
WARRANTY DEED (INDIVIDUAL)

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JOE H. RODGERS, JR., hereinafter called grantor, convey(s) to
ROBERT D. NELSON all that real property situated in the County
of Klamath, State of Oregon, described as:

The Easterly 50 feet of Lot 18, CLOVERDALE, in the County
of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Cloverdale
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, ~~of Klamath Project~~ and Enterprise Irrigation District.

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 those set out above

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 \$ 3,500.00.*

**

Dated this 14th day of May, 19 85.

Joe H. Rodgers, Jr.

STATE OF OREGON, County of Klamath) ss.

On this 14th day of May, 19 85 personally appeared the above named Joe H. Rodgers, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Wardene T. Addington

Notary Public for Oregon

My commission expires: 3-22-89

- * 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)

Joe H. Rodgers, Jr.

TO

Robert D. Nelson

After Recording Return to: & Taxes
Robert D. Nelson
5515 Schiesel Street
Klamath Falls, Oregon 97603

STATE OF OREGON,)
) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 15th day of May, 19 85
at 3:48 o'clock P.M. and recorded in book M85
on page 7272 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

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MAY 1985