M-28701

52289



WARRANTY DEED (INDIVIDUAL)

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13165

<u>DIANNE COLBY, an estate in fee simple</u>

convey(s) to _____ GREGORY WM. NELSON and KIMBERLY JO NELSON, husband and wife , hereinafter called grantor, all that real property situated in the County of ____ <u>Klamath</u> __ , State of Oregon, described as:

Lot 7, Block 2, PINE GROVE RANCHETTES, in the County of Klamath,

State of 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 PLAN-NING 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 in exhibit "A" attached hereto

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 \$___29,900.00_ Sideretion seasists of xyxincludes of their property of very given by prophised which xis x the whole xoonsideration Xandicate which XIDeletex between symbols xit xint applicablex See XIRS 93.038

In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this $__6$ 19 _____85_. _ dav of August

anne Colby STATE OF OREGON, County of Maricoph)ss August 12-, **19** <u>85</u> Personally appeared the above named ____ Dianne Colby and acknowledged the foregoing instrument to be her _ voluntary act and deed. Before me: rhandra i Notary Public for My Commission Expires Vov. 11, 1986 Dianne Colby STATE OF OREGON, SS. GRANTOR'S NAME AND ADDRESS County of I certify that the within instrument Cregory Wm. Nelson was received for record on the _ Kimberly Jo Nelson _ day

GRANTEE'S NAME AND ADDRESS After recording return to:

Gregory Wm. Nelson & Kimberly Jo Nelson 11912 Finley Court Klamath Falls, Oregon 97603 NAME, ADDRESS, ZIP

Until a change is request

ents shall be sent to the following address. Delson amath 9260

at _ o'clock _ ∠M., and recorded SPACE RESERVED in book/reel/volume No. _ page ___ or as document/fee/file/ instrument/microfilm No. RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed.

of

FOR

NAME TITLE By_

Deputy

/, 19

on

13166 SUBJECT TO: EXHIBIT "A" 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat 2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, relgion or national origin, imposed : October 7, 1970 Page : M-70 Amended : 8985 Book : September 8, 1972 Page : M-72 3. Regulations, including levies, assessments, water and irrigation 10125 : rights and easements for ditches and canals, of Mallory Enterprise Trust Deed, including the terms and provisions thereof, to secure 4. the amount noted below and other amounts secured thereunder, if any: Beneficiary : Klamath First Federal Savings and Loan Dated Association, a corporation Recorded July 11,1979 : Book : July 12, 1979 Page : M-79 Amount 16411 : WHICH, said Trust Deed, the Grantor herein agrees to hold the Grantee herein harmless therefrom. STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of _ SS. August A.D., 19 85 ut 3:56 o'clock P M., and duly recorded in Vol. M85 of__ Deeds_ \$9.00 _ day Evelyn Biehn County Clerk By Ameter

FEE