

53987
S-28873

ATC 8-28873



Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 16022

RONALD E. PHAIR
convey(s) to CAYETANO B. NANNI and MARIA ELENA NANNI, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 13, Block 17, Tract No. 1176, a RE-SUBDIVISION OF BLOCK 17,
BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Buena Vista Addition to the City of Klamath Falls.

"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."

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 \$ 46,900.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)
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 26 day of September, 19 85.

Ronald E. Phair

Ronald E. Phair

STATE OF OREGON, County of Klamath)ss.
On this 26TH day of _____, 19 85.

Personally appeared the above named Ronald E. Phair
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Susan
Notary Public for Oregon
My Commission Expires: 6-28-88

Ronald E. Phair

GRANTOR'S NAME AND ADDRESS

Cayetano B. Nanni + Maria Elena Nanni

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. + Mrs. Cayetano B. Nanni
610 Pelican Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. + Mrs. Cayetano B. Nanni
610 Pelican Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 2nd day of October, 19 85, at 3:34 o'clock P.M. and recorded in book/reel/volume No. M85 on page 16022 or as document/fee/file/instrument/microfilm No. 53987, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME _____ TITLE _____
By Phyllis Smith Deputy

Fee: \$5.00

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