

58489

M-29473



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M 86 Page 3080

NANCY L. PEDRO BALL, who acquired title as NANCY PEDRO,
convey(s) to DAVID L. BRYANT, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The $S\frac{1}{2}N\frac{1}{2}E\frac{1}{4}$ and the $S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}$, All in Section 19, township 38 South,
Range 11 East of the Willamette Meridian, in the County of Klamath,
State of Oregon, SAVING AND EXCEPTING the $S\frac{1}{2}S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}$

"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 DEPART-
MENT 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 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 \$ 35,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole or part of the
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 13th day of February,
19 86.

Nancy L. Pedro Ball
Nancy Pedro Ball

STATE OF OREGON, County of Klamath)ss.
On this 14th day of February, 19 86.

Personally appeared the above named Nancy Pedro NOW KNOWN AS Nancy L. Pedro Ball
her voluntary act and deed. and acknowledged the foregoing

Before me: W. Arlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Nancy Pedro Ball

GRANTOR'S NAME AND ADDRESS

David L. Bryant

GRANTEE'S NAME AND ADDRESS

David L. Bryant

Rt. 1, Box 793

Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David L. Bryant

Rt. 1, Box 793

Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
Instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

3081

Subject to:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads, streets and highways.
2. Agreement, including the terms and provisions thereof:
Regarding : Well Agreement
Between : Lynn and Nancy Edwards
And : Vince Pedro and Nancy Pedro
Recorded : November 28, 1977
Book : M-77
Page : 23039
Fee # : 39621
3. Unrecorded Contract of Sale, including the terms and provisions thereof:
Vendor : Benjamin D. Morrison and Martha D. Morrison, husband and wife
Vendee : Vince Pedro and Nancy L. Pedro, husband and wife
Dated : August 1, 1969
Which, the Grantee herein does not agree to assume and Grantor herein holds Buyer harmless therefrom.
4. Subject to rules and regulations of Fire Patrol District

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 3:43 o'clock P M., and duly recorded in Vol. M86,
on Page 3080
of Deeds

FEE \$9.00

Evelyn Biehn

By

County Clerk

Bernetha J. Fletcher