

64170

EO #S30125

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 13307

RUBY I. NELSON

convey(s) to ROBERT C. WEBER and THELMA M. WEBER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

A portion of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Westerly line of Summers Lane which is South 89°26' West a distance of 30 feet and South 1°12' East a distance of 175.2 feet from the section corner common to Sections 2, 3, 10 and 11 of said Township and Range for the true point of beginning; thence continuing along the Westerly line of Summers Lane, South 1°12' East a distance of 72.5 feet; running thence South 89°26' West a distance of 240 feet; thence North 1°12' West a distance of 72.5 feet; thence North 89°26' East 240 feet, more or less, to the true point of beginning.

"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 OF RECORD AND THOSE APPARENT ON THE LAND

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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 28th day of July, 19 86.

Ruby I. Nelson

STATE OF OREGON, County of Klamath )ss.  
On this the 28th day of July, 19 86.

Personally appeared the above named Ruby I. Nelson  
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Susan P. Smith  
Notary Public for Oregon  
My Commission Expires: 6-27-88

Ruby I. Nelson

GRANTOR'S NAME AND ADDRESS

Robert C. &amp; Thelma M. Weber

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert C. &amp; Thelma M. Weber

158 Carlsbad Circle  
Vacaville, California 95688

NAME, ADDRESS, ZIP

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

Robert C. &amp; Thelma M. Weber

158 Carlsbad Circle  
Vacaville, California 95688

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of July, 19 86, at 10:46 o'clock A. M., and recorded in book/reel/volume No. M86 on page 13307 or as document/fee/filed instrument/microfilm No. 64170, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00

By Ann Smith Deputy