

72962

#M-30843


Aspen
 TITLE & ESCROW, INC.
Vol. M87 Page 5369
WARRANTY DEED (INDIVIDUAL)

ROBERT D. NELSON

 convey(s) to JERRY D. ROSTEROLLA and PENELOPE G. ROSTEROLLA, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

 Lot 5 in Block 2, Tract 1172, SHIELD CREST, in the County of Klamath,
 State of Oregon.

SUBJECT TO:

- 1) Conditions, restrictions as shown on the recorded plat of Shield Crest.
- 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Pine Grove Irrigation.
- 3) Declaration of Conditions and Restrictions, recorded March 16, 1984, in Book M84 at page 4256, as amended by instrument recorded April 19, 1984, Book M84 at page 6541 and as amended by instrument recorded 11-8-85, Book M85, page 18238, Klamath County Official Records.

"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 as specifically set forth hereinabove

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 \$24,000.00. 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 16th day of March, 19 87.

Robert D. Nelson
 Robert D. Nelson

 STATE OF OREGON, County of Klamath)ss.
April 1, 19 87

 Personally appeared the above named Robert D. Nelson

 instrument to be his voluntary act and deed. and acknowledged the foregoing

 Before me: Darlene J. Walker
 Notary Public for Oregon
 My Commission Expires: 6-16-88

Nelson
 GRANTOR'S NAME AND ADDRESS
Rosterolla
 GRANTEE'S NAME AND ADDRESS
 After recording return to:
KFF
540 Main St
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

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

Same
 NAME, ADDRESS, ZIP

 STATE OF OREGON,)ss.
 County of Klamath

I certify that the within instrument was received for record on the 1st day of April, 19 87, at 11:23 o'clock A.M., and recorded in book/reel/volume No. M87 on page 5369 or as document/fee/file/instrument/microfilm No. 72962, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By Don Smith Deputy

Fee: \$10.00