

76552

M30763
 **Aspen**
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 11797

CLYDE NUNN and MARVEL ETTA NUNN, husband and wife

, hereinafter called grantor,
 convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN TTES SIMONSEN FAMILY TRUST DATED
3/20/86, as to an undivided 1/2 interest and PAUL WILLIAM** all that real property situated in the
 County of Klamath, State of Oregon, described as:

**SIMONSEN, as to an undivided 1/2 interest

Property described as beginning at the Northeast corner of the NW1/4 of Section 29,
 Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath
 State of Oregon; thence 1,000 feet South; Thence 420 feet West; thence 1,000 feet North;
 thence 420 feet East to the point of beginning.

Subject To:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.

"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 said 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 \$ 3,500.00. 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 22nd day of June, 19 87.

Clyde Nunn

STATE OF OREGON, County of _____, 19 87.

Personally appeared the above named CLYDE NUNN

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

Before me:

Judith Kenacan
 Notary Public for BURNS LAKE LAW CENTRE
 My Commission Expires BOX 8000, PHONE 692-7534
BURNS LAKE, O.C. VOL 1183

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 19 87, at 3:34 o'clock P. M., and recorded in book/reel/volume No. M87 on page 11797 or as document/fee/file/instrument/microfilm No. 76552, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Fee: \$10.00 By *Pam Smith* Deputy

FORM 685-2.5M

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
30731 Via La Cresta
Rancho Palos Verdes, CA 90274
 NAME, ADDRESS, ZIP

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

Grantees
As Above
 NAME, ADDRESS, ZIP

87 JUL 5 PM 3 34