

77043

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

Vol. 1287 Page 12701

S-31217

DEE W. NELSON, as to an undivided 1/2 interest
convey(s) to MICHAEL T. KNOWLES, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

All of Lot 19 and the W $\frac{1}{2}$ of Lot 18, RESUBDIVISION OF TRACTS B & C OF
FRONTIER TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Resubdivision of Tract B & C of Frontier Tracts.
2. Subject to rules and regulations of Fire Patrol District.
3. Recitals in Deeds from Harry Elmer Hansberry to the United States of America recorded April 5, 1932 in Book 97 at page 237, recorded May 19, 1934 in Book 103 at page 56, and recorded August 31, 1934 in Book 103 at page 443, all in Deed Records of Klamath County, Oregon.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
Recorded: October 29, 1957 Book: 295 Page: 271
Recorded: October 19, 1961 Book: 333 Page: 227

"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
5. Taxes for the year 1987-1988 are now a lien, but not yet payable

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 \$ 7,500.00 ~~XXXX HOWEVER THE SINGULAR CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUES PROMISED WHICH IS THE WHOLE CONSIDERATION INDICATED BY THE DELETED TEXT BETWEEN SYMBOLS IS 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 8th day of July, 19 87.

Dee W. Nelson
Dee W. Nelson

ARIZONA

STATE OF OREGON County of Yuma)ss.

On this 14 day of July, 19 87.

Personally appeared the above named Dee W. Nelson

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

Before me: Anna M. Romero
Notary Public for Arizona
My Commission Expires: 2-19-91

Dee W. Nelson

GRANTOR'S NAME AND ADDRESS

Michael T. Knowles

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael T. Knowles

Box 72E HC 34

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Michael T. Knowles

Box 72E HC 34

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of July, 19 87, at 3:53 o'clock P.M., and recorded in book/reel/volume No. M87 on page 12701 or as document/file/instrument/microfilm No. 77043, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$10.00