

77566

S-31276



# Aspen

TITLE &amp; ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

M 87

13666

WILLIAM R. NASH, aka W. R. NASH, as to an undivided  $\frac{1}{2}$  interest and  
JOHN W. NASH, as to an undivided  $\frac{1}{2}$  interest  
convey(s) to RONALD E. DOWELL, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 2, NEW DEAL TRACTS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of New Deal Tracts
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
4. Rights of way for irrigation and drainage ditches and canals as disclosed by Book 171 at page 425, Deed 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 those set 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 \$ 15,000.00. However, the actual consideration is not to be construed as a promise or warranty of value or title, but as a statement of the consideration actually paid by the grantee to the grantor.

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 28 day of July, 19 87.

John W. Nash  
John W. Nash

William R. Nash - W.R. Nash  
WILLIAM R. NASH, aka W. R. Nash, by  
his attorney in fact, JOHN W. NASH  
John W. Nash

STATE OF OREGON, County of Klamath ) ss.

On this 30th day of July, 19 87.

Personally appeared the above named JOHN W. NASH

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

Before me: Andrea Handraher  
Notary Public for Oregon  
My Commission Expires: 7-23-89

John W. Nash  
William R. Nash aka W. R. Nash

GRANTOR'S NAME AND ADDRESS

Ronald E. Dowell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald E. Dowell

1831 Kimberly Drive  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Ronald E. Dowell

1831 Kimberly Drive  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
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

07 JUL 30 PM 4 01

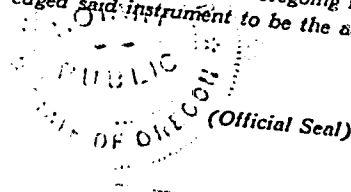
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FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 30th day of July, 19 87 personally appeared  
JOHN W. NASH  
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
W. R. NASH aka WILLIAM R. NASH  
 that he executed the foregoing instrument by authority of and in behalf of said principal; and and  
 edged said instrument to be the act and deed of said principal.



Before me:

Sandra Handsaker  
 (Signature)  
 Notary Public for Oregon  
 My Commission Expires: 7-23-89  
 (Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
 of July A.D., 19 87 at 4:01 o'clock P M., and duly recorded in Vol. M87  
 of Deeds on Page 13666

FEE \$14.00

By Evelyn Biehn, County Clerk  
[Signature]