



#01033559
WARRANTY DEED

Vol. m89 Page 13851

AFTER RECORDING RETURN TO:
FRANCES T. BUCKNER
DONALD R. MOSLEY
9733 N. Loop Blvd. Apt. #B
California City, CA. 93505

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THEODORE C. NELSEN hereinafter called GRANTOR(S), convey(s) to
FRANCES T. BUCKNER and DONALD R. MOSLEY, each as to an undivided
1/2 interest hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

THE SW 1/4 SW 1/4 SW 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 8 EAST
OF THE WILLAMETTE MERIDIAN, in the County of Klamath, State of Oregon,
EXCEPTING THEREFROM the Westerly 240 feet of said parcel.

Code 22, Map 4008-21C0, TL 1200.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90 are now a lien but not yet payable. 2)
Subject to rules and regulations of Fire Patrol District. 3)
Rights of the public in and to any portion of the herein
described premises lying within the boundaries of roads or
highways. 4) Three Easements, including the terms and
provisions thereof, one recorded in Book 110, page 546, one
recorded on December 9, 1976, in Book M-76, page 19796 and one
recorded on October 26, 1979 in Book M-79, page 25232.

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
\$25,000.00.

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 17th day of July, 1989.

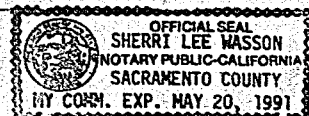
Theodore C. Nelsen
THEODORE C. NELSEN

STATE OF CALifornia, County of Sacramento ss.

July 24th, 1989.

Personally appeared the above named THEODORE C. NELSEN and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Sherri Lee Wasson
Notary Public for State of California
My Commission Expires: May 20, 1991



1989 JUL 29 AM 11 30

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3183

#103352
WARRANTY DEED

Aspen
TITLE & ESCROW, INC.

RECEIVED RECORDING RETURN TO:
FRANCIS T. BUCKNER
DONALD R. MOSELEY
833 N. 1000 E. AVE. N.E.
DENVER, CO. 80202

DATE A CHANGE IS REQUESTED ALL TAX
PAYMENTS TO THE FOLLOWING ADDRESS:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 28th day
of July A.D. 19 89 at 11:30 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 13851
Evelyn Biehn, County Clerk
By Quilley Mullendore
FEE \$13.00

APPROVED BY THE CLERK OF THE COUNTY CLERK'S OFFICE TO VERIFY
APPROPRIATE CITY OR COUNTY PLANNING DEPT. TRACT TO VERIFY
PERSON ACCOUNTING FOR TITLE TO THE PROPERTY SHOULD CHECK WITH THE
RECORDS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE
THIS INSTRUMENT IS A VIOLATION OF APPLICABLE LAND USE LAWS AND
NOT BE ENFORCED. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN

and conveyed (2) that granted is the owner of the above described
property free of all encumbrances except: (1) Taxes for the
fiscal year 1989-90 are now a lien but not yet payable. (2)
subject to liens and regulations of the Patrol District. (3)
Rights of easement in and to any portion of the herein
described premises lying within the boundaries of roads or
highways. (4) This Easement, including the terms and
provisions thereof, are recorded in Book 110, page 248, one
recorded on October 2, 1976. In Book M-10, page 1030 and one
recorded on October 25, 1979 in Book M-72, page 2212.

and this grant and deed is made and signed by the person who may
lawfully make the same, except as shown above.

The time and actual consideration for this transfer is
\$25,000.00.

In connection with 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, 1989.

Quilley Mullendore
CLERK OF CLERK

STATE OF OREGON, County of Klamath.

July 28, 1989

Personally appeared the above named THOMAS C. NEEREN and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Thomas C. Neeren
THOMAS C. NEEREN
By Quilley Mullendore
CLERK OF CLERK

CLERK OF CLERK
THOMAS C. NEEREN
SACRAMENTO COUNTY
JULY 28, 1989