



**Aspen**  
TITLE & ESCROW, INC.

4200

#05033656

Vol. m89 Page 15613

WARRANTY DEED

AFTER RECORDING RETURN TO:  
RANDALL L. NUNES  
DEBRA J. NUNES  
3512 McLaughlin Lane  
Klamath Falls, OR 97601

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

JAMES L. WERY AND RUTH A. WERY, hereinafter called GRANTOR(S),  
convey(s) to RANDALL L. NUNES AND DEBRA J. NUNES, HUSBAND AND  
WIFE with full rights of survivorship, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lots 7 and 8, Block 36, Tract No. 1084, SIXTH ADDITION TO  
KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon  
  
CODE 97 MAP 3907-25A0 TL 4200  
CODE 96 MAP 3907-25A0 TL 4300

*yes*  
*djn*  
"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  
year 1989-90 are now a lien but not yet payable. 2)  
Conditions, Restrictions as shown on the recorded plat of Sixth  
Addition to Klamath River Acres. 3) Subject to rules and  
regulations of Fire Patrol District. 4) Easement, including  
the terms and provisions thereof granted to California Oregon  
Power Company recorded November 16, 1956 in Book 288 Page 72.  
5) Mortgage, in favor of the Oregon Department of Veterans  
Affairs recorded July 5, 1977 in Book M-77 Page 11801. 6)  
Mortgage, including the terms and provisions thereof in favor of  
the Oregon Department of Veterans Affairs recorded October 6,  
1980 in Book M-80 Page 19319.

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  
\$69,000.00.

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 18th day of August 1989.

*James L. Wery*  
\_\_\_\_\_  
JAMES L. WERY

*Ruth A. Wery*  
\_\_\_\_\_  
RUTH A. WERY

STATE OF OREGON, County of KLAMATH)ss.

*August 18* . 1989

Personally appeared the above named JAMES L. WERY AND RUTH A.  
WERY and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: *Sandra Handaker*  
\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: 7-23-93

1989 AUG 22 AM 11 10

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day of Aug. A.D. 19 89 at 11:10 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 15613.

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Muckadore