

OK

5564

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ***ROBERT L. BURKE***

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN NELSON AND KATHERINE NELSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Lot 2, Block 18, FIRST ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Southerly corner of Lot 2; thence Northeasterly along the East line 37 feet to the West line of Prospect Street; thence Northerly 19.5 feet; thence North 58°10' West 49 feet to a point; thence in a Southwesterly direction 45.6 feet, more or less, to its intersection with the Westerly line of the Ninth Street at a point 61 feet in the Northwesterly direction from the point of beginning, thence Southeasterly to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Subject to reservations, restrictions, rights of way, easements of record and those appaent upon the land.

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols [Ⓢ] if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of September, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

ROBERT L. BURKE

STATE OF OREGON,)
County of Klamath) ss.
September 22, 19 89

STATE OF OREGON, County of) ss.
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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named Robert L. Burke,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Robert L. Burke

GRANTOR'S NAME AND ADDRESS

John & Katherine Nelson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John Nelson

17121 Botero Dr.

San Diego, California 92127

NAME, ADDRESS, ZIP

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

Same As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of Sept., 1989, at 12:50 o'clock P.M., and recorded in book/reel/volume No. M89 on page 17982 or as fee/file/instrument/microfilm/reception No. 5564, Record of Deeds of said county.

Witness my hand and seal of County attixed.

Evelyn Biehn, County Clerk

NAME TITLE

By *Shirley M. Mark* Deputy

Fee \$8.00