

17576

#01035193  
WARRANTY DEEDVol. m90 Page 14045

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Michael R. Nelson  
1812 Tiffany Street  
Klamath Falls, OR 97601

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

GERALD VICTOR BREEDLOVE, hereinafter called GRANTOR(S),  
convey(s) to MICHAEL R. NELSEN and JO A. NELSEN, husband and  
wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 2) Conditions and Restrictions as shown on the  
recorded plat of Eldorado Heights Addition.,

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  
\$60,000.00.

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 October, 1989.

Gerald Victor Breedlove  
GERALD VICTOR BREEDLOVE

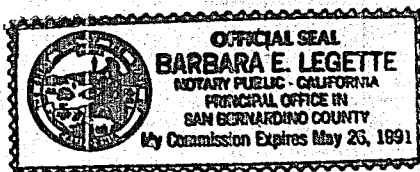
STATE OF CALIFORNIA, County of San Bernardino )ss.

July 10th, 1990.

Personally appeared the above named GERALD VICTOR BREEDLOVE and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Barbara E. Legette  
Notary Public for California

My Commission Expires: May 26, 1991



JUL 19 1990 PM 1 17

## EXHIBIT "A"

14046

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, and being more particularly described as follows:

All of Lot 17, Block 24, and that portion of Lot 13, Block 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Lot 13, Block 24, from which the Northeast corner of said Block 24 bears North 0 degrees 18' East, 264.00 feet distant; thence North 89 degrees 42' West 90.04 feet, more or less, to the Northeasterly line of Lot 15, Block 24; thence in a Southeasterly direction along the said Northeasterly line of Lot 15 on a 6 degree 36' 40" curve to the right, 47.38 feet, more or less, to the corner common to Lots 13, 15, 16 and 17, according to the apportionment survey of Lot distances in this block along Eldorado Boulevard and filed in the County Surveyor's Office (File No. 266); thence along the South line of said Lot 13, North 79 degrees 44' 40" East 64.43 feet, more or less, to the Southeast corner of said Lot 13; thence North 0 degrees 18' East 26.27 feet to the point of beginning.

CODE 1 MAP 3809-20DD TL 3600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16 day  
of July A.D., 19 90 at 1:17 o'clock P M., and duly recorded in Vol. M90,  
of Deeds on Page 14045  
Evelyn Biehn County Clerk  
By Bernetha H. Lettsch

FEE 33.00