

20670

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol m90 Page 19789

J. ROY L. SHELTON and CAROL GENE SHELTON, husband and wife
Grantor,
conveyed warrants to LINDA L. ROSS and GARY L. NELSON, with the right of survivorship
Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 8, Block 4, WAGON TRAIL ACRES, NUMBER ONE, FIRST ADDITION, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

23000 00140 06200, KEY NO. 1280113

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 8,800.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of September, 1990

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OF 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.

J. Roy L. Shelton
J. ROY L. SHELTON
Carol Gene Shelton
CAROL GENE SHELTON

STATE OF OREGON, County of Clatsop

This instrument was acknowledged before me on September 24, 1990
by J. ROY L. SHELTON AND CAROL GENE SHELTON

(SEAL)

Notary Public for Oregon
My commission expires 8-22-91

WARRANTY DEED	
J. ROY L. SHELTON	GRANTOR
LINDA L. ROSS	GRANTEE
WITNESS/RECIPIENT	
After recording return to:	
LINDA L. ROSS	
GARY L. NELSON	
12525 HERMAN	
PORTLAND, OR 97233	
NAME, ADDRESS, ZIP	
What is change in requested, fill new statement to what the title is the following information	
SAME AS ABOVE	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDING'S USE

STATE OF OREGON,
County of _____ ss.
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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Deputy

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1. 1980/91 Taxes, a lien not yet due and payable.
2. Subject to reservations and restrictions as contained in the dedicated plat of Wagon Trail Acres No. One First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
3. Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.
4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, Page 0786, Microfilm Records of Klamath County, Oregon.
5. Public utilities easement 10 feet wide along West lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of _____ the _____ 1st day
of _____ Oct. _____ A.D. 19 _____ 90 at _____ 12:00 o'clock _____ P.M., and duly recorded in Vol. _____ M90
of _____ Doods _____ on Page _____ 19789
Evelyn Biehn - County Clerk
By _____

FEE \$33.00