



26629

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WARRANTY DEED

AFTER RECORDING RETURN TO:  
MARTIN W. NOLAND  
TRACY NOLAND  
1194 CRESCENT AVENUE  
KLAMATH FALLS, OR 97601

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

MARTIN W. NOLAND hereinafter called GRANTOR(S), convey(s) to  
MARTIN W. NOLAND AND TRACY NOLAND, HUSBAND AND WIFE hereinafter  
called GRANTEE(S), all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

Lot 5 and the Northeasterly 1/2 of Lot 6, Block 12, HOT SPRINGS  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon.

CODE 1 MAP 3809-29DD TL 3300

"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, Restrictions as shown on the  
recorded plat of Hot Springs Addition to the City of Klamath  
Falls.

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 LOVE AND  
AFFECTION.

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 27TH day of FEBRUARY, 1991.

Martin W. Noland  
MARTIN W. NOLAND

STATE OF OREGON, County of KLAMATH)ss.

3/1/91, 1991

Personally appeared the above named MARTIN W. NOLAND and  
acknowledged the foregoing instrument to be HIS voluntary act  
and deed.

Before me, Sandra Handrahan  
Notary Public for OREGON  
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day  
of March A.D., 19 91 at 8:55 o'clock AM., and duly recorded in Vol. M91  
of Deeds on Page 4087

FEE \$28.00

Evelyn Biehn County Clerk  
By Sandra Handrahan