

29678

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Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

BILLY M. SULLIVAN and JUDITH G. SULLIVAN, husband and wife
convey(s) to BILL J. NELSON and DOROTHY N. NELSON, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 7, Block 1, KENO HILLSIDE ACRES, in the County of Klamath,
State of Oregon.

CODE 21 MAP 3908-32CO TL 1200

91 MAY 21 PM 3 28

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land.
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 \$ 76,900.00. "However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)" (Delete between symbols; if not applicable. See ORS 93.030)

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 16th day of May, 19 91.

Billy M. Sullivan

Billy M. Sullivan

Judith G. Sullivan

Judith G. Sullivan

STATE OF OREGON, County of Klamath)ss.

May 16, 19 91.

Personally appeared the above named Billy M. Sullivan and Judith G. Sullivan
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for Oregon

My Commission Expires: 8-31-91

Billy M and Judith G. Sullivan
c/o KFF

GRANTOR'S NAME AND ADDRESS

Bill J. and Dorothy N. Nelson
11010 Mesa Ct.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of May, 1991, at 3:28 o'clock P.M., and recorded in book/reel/volume No. N91 on page 9616 or as document/fee/file/instrument/microfilm No. 29678, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Rauline Muelendorp Deputy

Fee \$28.00