

35218

M7C26179

WARRANTY DEED
(Statutory Form)Vol. map Page 19610

GRANTOR: ERNEST E. COLE and SHIRLEY A. COLE

CONVEYS AND WARRANTS TO

GRANTEE: WILLIAM E. NATION and JUANITA L. NATION, TRUSTEES OF THE WILLIAM E. and JUANITA L. NATION TRUST

the following described real property free of encumbrances except as specifically set forth herein:

Lot 9, Block 4, WAGON TRAIL ACRES NO. ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account 2309 001A0 06100, Key No. 128016, Code 051

SUBJECT TO:

1. Taxes for the fiscal year 1991-92, a lien in an amount to be determined, not yet payable.
2. 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 Associations, subject to the terms and provisions thereof as set forth in place dedication.
4. Covenants, conditions and restrictions imposed by instrument recorded August 30, 1972 in Volume M72, Page 9766, Microfilm Records of Klamath County, Oregon.
5. Public utilities easements as shown on the recorded plat.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 7,500.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: September 23, 1991

GRANTOR:

BY: Ernest E ColeBY: Shirley A Cole

Until a change is requested, all tax statements shall be sent to the following address: William E. Nation and Juanita L. Nation, 850 Almond Drive, Brea, CA 92621

STATE OF ~~ALASKA~~ OREGON, County of CLATSOP ss.
Date: September 23, 1991 9-23-91
Personally appeared the above named Ernest E. Cole and Shirley A. Cole
and acknowledged the foregoing instrument to be their voluntary act and deed before me:
[Signature]
Notary Public for ~~Alaska~~ Oregon
My commission expires: 6-4-94

STATE OF OREGON, County of CLATSOP ss.
Date: _____
Personally appeared, _____ who being sworn, stated that he/she is the _____ of grantor corporation and that this instrument was voluntarily signed on behalf of the corporation. Before me:

Notary Public for Oregon
My commission expires: _____

WARRANTY DEED

COLE TO NATION

AFTER RECORDING RETURN TO
Key Title Company
ATTN: LINDA ROSS, CEO
P. O. Box 6178
Bend, OR 97708

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

Fee \$28.00

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 26th day of Sept., 19 91, at 9:09 o'clock A M., and recorded in book M91 on page 19610 Deeds.
Witness my hand and seal of County affixed.
Evelyn Biehn
County Clerk
By [Signature] Deputy.

NUMBER: 27-17273L