

38330

WARRANTY DEED
(Statutory Form)

Vol. m91 Page 25649

GRANTOR: JAMES M. JOHNSON and WANDA JEAN JOHNSON

CONVEYS AND WARRANTS TO

GRANTEE: GEOFFREY E. NELSON and AUDREY V. NELSON, Husband and Wife

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

Lot 8, Block 6, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No. 2309 001B0 02400, Key No. 128347

SUBJECT TO:

1. The terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in plat dedication.
2. Reservations and restrictions as contained in dedicated of plat of Wagon Trail Acreages No. 1, Second Addition.
3. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, Page 9766 and Declaration subjecting Wagon Trail Acreages Number One, Second Addition to the Declarations, restrictions, protective covenants and conditions of Wagon Trail Ranch, recorded in Volume M75, Page 8741, Microfilm Records of Klamath County, Oregon.
4. Reservations and restrictions contained in deed recorded June 21, 1979 in Volume M79, Page 14658, Microfilm Records of Klamath County, Oregon.
An easement created by instrument recorded September 14, 1987 in Volume M87, Page 16578, Microfilm Records of Klamath County, Oregon.

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 \$ 2,500.00

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: December 3, 1991

GRANTOR:

BY: James M. JohnsonBY: Wanda Jean Johnson

SEAL

Until a change is requested, all tax statements shall be sent to the following address: Geoffrey E. Nelson and Audrey V. Nelson,
HC 76 Box 1003, LaPine, OR 97736

STATE OF OREGON, County of Lane ss.Date: December 3, 1991

Personally appeared the above named James M. Johnson and Wanda Jean Johnson
and acknowledged the foregoing instrument to be
their voluntary act and deed. Before me:

Kathleen M. O'Leary
Notary Public for Oregon

My commission expires: 12/7/91

STATE OF OREGON, County of _____ ss.

Date: _____

Personally appeared,

that he/she is the

me:

who being sworn, stated
of grantor corpo-

ration and that this instrument was voluntarily signed on behalf of the corporation. Before

My commission expires:

Notary Public for Oregon

WARRANTY DEED

JOHNSON TO NELSON

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 9th day of
Dec. 19 91 at 12:37 clock

P M., and recorded in book M91 on page 25649
Witness my hand and seal of County affixed. - Deeds.

Evelyn Biehn

County Clerk

By Debra M. Biehn Deputy.

NUMBER: 27-17536L