



40516

02038024

Vol. m92 Page 2168

WARRANTY DEED

AFTER RECORDING RETURN TO:
DONNA M. NIELSEN
RICHARD M. MAZZA

P.O. Box 116
Buyer OR 97622

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

MANUEL A. FERNANDEZ hereinafter called GRANTOR(S), convey(s) to
DONNA M. NIELSEN AND RICHARD M. MAZZA, NOT AS TENANTS IN COMMON,
BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lots 1 and 13, Block 6, BLEY-WAS HEIGHTS FIRST ADDITION, in the
County of Klamath, State of Oregon.

CODE 58 MAP 3714-3DB TL 3200

"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 covenants, conditions,
restrictions, reservations, rights of way and easements of
record, if any, and those apparent upon 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
\$40,000.00.

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 22 day of January, 1992.

Manuel A. Fernandez
MANUEL A. FERNANDEZ

STATE OF OREGON, County of KLAMATH)ss.

January 24, 1992

Personally appeared the above named MANUEL A. FERNANDEZ and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, Landia Handscher
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 31st day
of Jan. A.D. 19 92 at 3:11 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 2168.

Evelyn Biehn . County Clerk

By Landia Handscher

FEE \$28.00