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02038143

WARRANTY DEED

AFTER RECORDING RETURN TO:
STEVEN M. NELSON
SHERI L. NELSON

4522 Whimbrell Ct
Sacramento, CA 95842

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

MARK A. PATVALDS hereinafter called GRANTOR(S), convey(s) to
STEVEN M. NELSON AND SHERI L. NELSON, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

A part of Lot 2, Block 17, FIRST ADDITION TO THE CITY OF KLAMATH
FALLS, OREGON, in the County of Klamath, State of Oregon, more
particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 17, FIRST
ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being the point
farthest South of said lot; thence Northwesterly along the
Easterly or Northerly border of 9th Street, a distance of 60
feet; thence at right angles from the East border of 9th Street
a distance of 45 feet; thence Southeasterly and parallel with
the East line of 9th Street, a distance of 60 feet; thence
Southwesterly at right angles to 9th Street a distance of 45
feet to the point of beginning.

CODE 1 MAP 3809-29CD TL 3100

"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, rights of way and easements
of record, if any, and those apparent upon the land and that
Trust Deed, dated November 8, 1989 and recorded on November 28,
1989 in Book M-89 at page 8348.

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
\$25,000.00.

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 21st day of February, 1992.

Mark A. Patvalds
MARK A. PATVALDS



OFFICIAL SEAL
KEVIN J. HENKER
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SANTA CLARA
Comm. Exp. Oct. 2, 1992

CALIFORNIA
STATE OF ~~OREGON~~ County of SANTA CLARA) ss.

March 2, 1992, 1992

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

Before me: Kevin J. Henker
Notary Public for State of California
My Commission Expires: 10/02/92

STATE OF CALIFORNIA, County of Santa Clara. On March 2, 1992, before me, Kevin J. Henker, Notary Public, personally appeared
MARK A. PATVALDS, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on
the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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