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**Aspen**  
TITLE & ESCROW, INC.Vol. m92 Page 14015

## WARRANTY DEED

AFTER RECORDING RETURN TO:

STEVEN M. NELSON

SHERI L. NELSON

4522 WHIMBRELL CT.SACRAMENTO, CA 95812UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEFLOYD COBB hereinafter called GRANTOR(S), convey(s) to STEVEN M.  
NELSON & 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:The Northwesterly 50 feet of Lots 14 and 15, Block 28, R01  
SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of  
Klamath, State of Oregon.

Code 1 Map 3809-28CB TL 11100

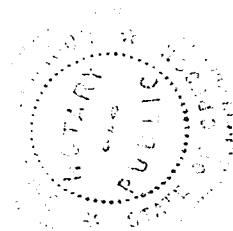
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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, 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  
\$35,000.00.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 \_\_\_\_ day of June 1992.Floyd A Cobb  
FLOYD COBB

STATE OF OREGON, County of Klamath)ss.

On this 21st day of June, 1992,Personally appeared the above named FLOYD COBB and acknowledged  
the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day  
of June A.D., 19 92 at 10:13 o'clock A.M., and duly recorded in Vol. M92,  
of Deeds on Page 14015.

FEE \$30.00

Evelyn Biehn County Clerk

By Evelyn Biehn