

47287

WARRANTY DEED
MTC # 27463-LB

Vol. 92 Page 15026

KNOW ALL MEN BY THESE PRESENTS, That

VERA A. NELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD TALBOTT and SHARON TALBOTT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 7 and 8 in Block 44, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 51 feet thereof. TOGETHER WITH: 1968 KIT, License No. X91256 and Serial No. CFHF43XX2CKS2108, which is situated on the real property described herein.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9 day of July, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss.
July 9, 19 92

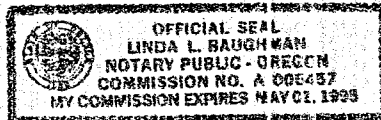
Vera A. Nelson
VERA A. NELSON

Personally appeared the above named
VERA A. NELSON

and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me:

Linda L. Baughman
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

VERA A. NELSON

3939 HILLYARD AVE.

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

RICHARD TALBOTT and SHARON TALBOTT

PO BOX 61

BONANZA, OR 97623

GRANTEE'S NAME AND ADDRESS

RICHARD TALBOTT and SHARON TALBOTT

PO BOX 61

BONANZA, OR 97623

NAME, ADDRESS, ZIP

RICHARD TALBOTT and SHARON TALBOTT

PO BOX 61

BONANZA, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 9thday of July, 19 92.at 2:23 o'clock PM, and recorded inbook M92 on page 15026 or asfile/reel number 47287.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$30.00