

#01038629
WARRANTY DEED

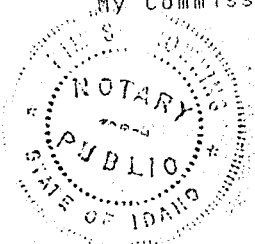
AFTER RECORDING RETURN TO:

STEVEN M. NELSON
SHERI L. NELSON
12415 Woods Road
Galt, CA 95632UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMERLIN CANNELL 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:The Southwesterly 53 feet of Lots 13 and 14, Block 21,
INDUSTRIAL ADDITION TO THE CITY OF KLANATH FALLS, OREGON, in the
County of Klamath, State of Oregon.

Code 1 Map 3809-33AB TL 9100

"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 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 \$13,000.00.

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 18 day of September, 1992.X Merlin Cannell
MERLIN CANNELLSTATE OF IDAHO, County of Clatsop ss.On this 18 day of September, 1992.Personally appeared the above named MERLIN CANNELL and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: Jim S. Brown
Notary Public for Idaho
My Commission Expires: March 29, 1995

CLASS 1992-01-01

AL 1992-01-01

1992-01-01

22494

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 28th day
of Sept. A.D., 19 92 at 3:16 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 22493.

Evelyn Biehn, County Clerk

By Pauline M. Mueland

FEE \$35.00