

'93 MAY 13 PM 2 32

Vol. m93 Page 10772

61435



Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

ALBERT LARRY NELSON and JAN LOUISE NELSON, husband and wife
hereinafter called grantor,
convey(s) to CLYDE R. STEWART and SHARON A. STEWART, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 18 and 19, POOLE HOMESITES, in the County of Klamath, State of Oregon.

CODE 43 MAP 3909-1CC TL 5600

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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, reservations, 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 \$ 67,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ² (Delete between symbols; if not applicable. See ORS 93.030)

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 10th day of May, 19 93.

Albert Larry Nelson
Albert Larry Nelson
Jan Louise Nelson
Jan Louise Nelson

STATE OF Washington County of May 10th) ss.

Personally appeared the above named Albert Larry Nelson and Jan Louise Nelson

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

Before me:

Notary Public for Washington
My Commission Expires: 6-30-97

Albert Larry Nelson and Jan Louise Nelson

GRANTOR'S NAME AND ADDRESS

Clyde R. Stewart and Sharon A. Stewart
5840 Maryland Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 19 93, at 2:32 o'clock P.M., and recorded in book/reel/volume No. M93 on page 10772 or as document/fee/file/instrument/microfilm No. 61435, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Devin Mendenhall Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

FORM 685-2.5M