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## WARRANTY DEED

Aspen Title &amp; Escrow, Inc. #01039937

## AFTER RECORDING RETURN TO:

Mr. and Mrs. Steven Michael Nelson

*189352*  
*10501*  
*San Francisco Ca. 95818*

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

DANIEL LEE EDDY, TRUSTEE OF THE DANIEL LEE EDDY LIVING TRUST,  
 hereinafter called GRANTOR(S), convey(s) to STEVEN MICHAEL  
 NELSON and SHERI LYNN NELSON, husband and wife, hereinafter  
 called GRANTEE(S), all that real property situated in the County  
 of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 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."

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  
 \$40,000.00.

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 13th day of May, 1993.

DANIEL LEE EDDY LIVING TRUST,

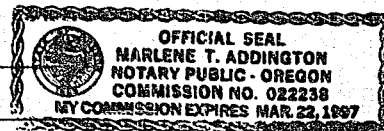
BY *Daniel Lee Eddy Trustee*  
 DANIEL LEE EDDY, TRUSTEE

*Daniel Lee Eddy*  
 DANIEL LEE EDDY

STATE OF OREGON, County of Klamath)ss.

On May 14, 1993, personally appeared the above-named DANIEL  
 LEE EDDY, both individually and as Trustee of the Daniel Lee  
 Eddy Living Trust.

Before me: *Marlene T. Addington*  
 Notary Public for Oregon  
 My Commission Expires: 3-22-97



10934

## EXHIBIT "A"

All that portion of Lots 19 and 20, Block 5, ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly line in said Lot 20, 81.9 feet West from the Northeast corner of said Lot 20; thence Southerly parallel with Bisbee Street (formerly Third Street) 214.7 feet to the Southerly line of Lot 19 in said Block 5; thence Westerly along the Southerly line of said Lot 19, 75 feet; thence Northerly parallel with Bisbee Street 214.7 feet to the Northerly line of said Lot 20; thence Easterly along the Northerly line of said Lot 20, 75 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes.

CODE 41 MAP 3909-10AB TT, 3300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 14th day  
of May A.D., 19 93 at 3:44 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 10933.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Muldore