



WARRANTY DEED

Aspen Title & Escrow, Inc. #01039908

AFTER RECORDING RETURN TO:
Mr. and Mrs. Steven Michael Nelson
P.O. Box 189352
SAC CA 95818

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

DANIEL LEE EDDY, 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:

The South 65 feet of Lots 1 and 2, Block 46, BUENA VISTA
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

Code 1, Map 3809-30AB, Tax Lot 6800.

"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,

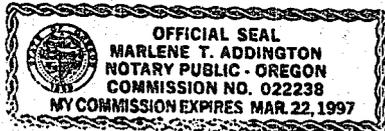
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$15,000.00.

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
DANIEL LEE EDDY



STATE OF OREGON, County of Klamath)ss.

On May 14, 1993, personally appeared the above-named DANIEL
LEE EDDY and acknowledged the foregoing instrument to be his
voluntary act and deed.

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

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 10938

FEE \$30.00

Evelyn Biehn - County Clerk
By Doreen M. [Signature]