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WARRANTY DEED

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11728

KNOW ALL MEN BY THESE PRESENTS, That Loyd A. Bacon, AKA Loyd Baconhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven M. and Sheri L. Nelsonhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 106 of First Addition to Casitas, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent to the land, if any as of the date of this deed

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00

part of the consideration paid for this transfer, stated in terms of dollars, is \$30,000.00

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

In Witness Whereof, the grantor has executed this instrument this 24th day of May, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Loyd Bacon  
Loyd Bacon

STATE OF OREGON, County of Clatsop ) ss.

This instrument was acknowledged before me on May 24, 1993, by Loyd Bacon

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

[Signature]  
Notary Public for Oregon

My commission expires 11-4-93

Loyd Bacon

4280 Avalon Place

Klamath Falls, OR 97603

Grantor's Name and Address  
Steven M. and Sheri L. Nelson

P.O. Box 189352

Sacramento, CA 95818

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Steven M. and Sheri L. Nelson

P.O. Box 189352

Sacramento, CA 95818

Until requested otherwise send all tax statements to (Name, Address, Zip):

Steven M. and Sheri L. Nelson

P.O. Box 189352

Sacramento, CA 95818

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 24th day of May, 1993, at 2:17 o'clock P.M., and recorded in book/reel/volume No. M93 on page 11728 and/or as fee/file/instrument/microfilm/reception No. 61932, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn County Clerk

By Conetta Mueller Deputy.

Fees: \$30.00