



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Aspen Title & Escrow, Inc. #01040016

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

JAMES T. MEARS AND DARLENE C. MEARS, husband and wife, who acquired title as J & D ENTERPRISES, consisting of James T. Mears and Darlene C. Mears, 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:

Lot 1 in Block 211, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33DB, Tax Lot 15700.

"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." *Spencer*

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
\$55,000.00.

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 27th day of May, 1993.

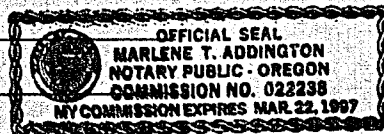
James T. Mears
JAMES T. MEARS

Darlene C. Mears
DARLENE C. MEARS

STATE OF OREGON, County of Klamath)ss.

On May 27, 1993, personally appeared the above-named JAMES T. MEARS and DARLENE C. MEARS and acknowledged the foregoing instrument to be their 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 & Escrow, Inc. the 28th day
of May A.D., 19 93 at 10:50 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 12310

FEE \$30.00

Evelyn Biehn County Clerk
By *Annette Mueller*