



K-45326  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

ETHEL H. MITZEL

conveys and warrants to STEVEN MICHAEL NELSON AND SHERI LYNN NELSON, HUSBAND AND WIFE, Grantor.  
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

LOT 514 AND THE EASTERLY 10 FEET OF LOT 515 IN BLOCK 102 MILLS ADDITION  
TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD  
AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR  
DRAINAGE.

The true consideration for this conveyance is \$ 62,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES.

DATED this 11th day of June 19 93. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

\* Ethel H. Mitzel  
ETHEL H. MITZEL

STATE OF OREGON, County of Linn ss.  
The foregoing instrument was acknowledged before me  
this 11th day of June 19 93  
by Ethel H. Mitzel

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires 10-05-93

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: & Return

Mr. & Mrs. Steven M. Nelson  
P.O. Box 189352  
Sacramento, California 95818

Not  
My

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title co  
on this 14th day of June A.D., 19 93  
at 2:19 o'clock PM. and duly recorded  
in Vol. M93 of Deeds Page 13816  
Evelyn Biehn County Clerk  
By Evelyn Biehn

Deputy.

Fec, \$30.00