



## WARRANTY DEED

#03040644

AFTER RECORDING RETURN TO:

STEVEN NELSON

SHERI LYNN NELSON

P.O. BOX 189352

SACRAMENTO, 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 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:

Lots 16 and 17, Block 5, RIVERVIEW, in the County of Klamath,  
State of Oregon.

Code 4 Map 3909-5CD TL 2000

Code 4 Map 3909-5CD TL 2100

"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  
\$22,500.00.

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 11th day of October, 1993.

*[Signature of Cynthia Jean Eddy]*  
DANIEL LEE EDDY by Cynthia Jean Eddy, his Attorney in Fact

STATE OF OREGON, County of Klamath)ss. Cynthia Jean Eddy as Attorney in Fact

On October 11, 1993, personally appeared the above-named \*\*  
for DANIEL LEE EDDY and acknowledged the foregoing instrument to be  
his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1-15-94

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title co

on this 14th day of OCT. A.D., 19 93  
at 2:55 o'clock P. M. and duly recorded  
in Vol. M93 of Deeds Page 26877.

Evelyn Biehn County Clerk

By [Signature]

Deputy.

Fee, \$30.00

