

ATE #01040699



WARRANTY DEED

Vol. m93 Page 28156AFTER RECORDING RETURN TO:
JOHNNY A. SANDERS6049 Hwy 39
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOEL P. NELSON, hereinafter called GRANTOR(S), convey(s) to
JOHNNY A. SANDERS, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN. . . ."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
\$34,000.00.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 19th day of October 1993.

JOEL P. NELSON

STATE OF OREGON, County of KLAMATH)ss.

On October 26th, 1993, personally appeared the above named JOEL
P. NELSON and acknowledged the foregoing instrument to be his
voluntary act and deed.Before me:

Notary Public for Oregon
My Commission Expires: 7/7/97

EXHIBIT "A"

A portion of Tract 25 of ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract 25, ALTAMONT SMALL FARMS, said point being 528.0 feet distant Westerly from the Northeasterly corner of said tract, and running West along said Northerly boundary line 132.0 feet; thence South 326.8 feet, more or less to a point in the Southerly boundary of said tract; thence East along said boundary of said tract 132.0 feet; thence North 325.6 feet to the point of beginning.

CODE 24 MAP 3909-15CA TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day
of Oct. A.D., 19 93 at 3:35 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 28156.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore