

73846

01-03-94 P03-10 REV D

Aspen
TITLE & ESCROW, INC.

Vol. 94 Page 135

WARRANTY DEED

#010409L3

AFTER RECORDING RETURN TO:
Mr. and Mrs. Grant Thacker

367 C JACQUELINE ROAD
CAMPBELL RIVER B.C.
CANADA V9W 7L3

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

KATHERINE NELSON, hereinafter called GRANTOR(S), convey(s) to
GRANT THACKER, 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$17,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

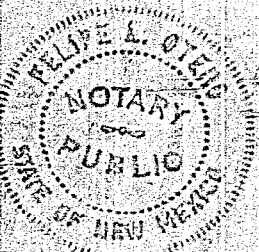
IN WITNESS WHEREOF, the grantor has executed this instrument
this 17th day of December, 1993.

X *Katherine Nelson*
KATHERINE NELSON

STATE OF NEW MEXICO, County of VALENCIA ss.

On December 31, 1993, personally appeared Katherine Nelson,
and acknowledged the foregoing instrument to be her voluntary
act and deed.

Before me: *Felipe A. Otero*
Notary Public for New Mexico
My Commission Expires: SEPT. 9, 1995



A portion of Lot 2, Block 18, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 2; thence Northeasterly along the East line 37 feet to the West line of Prospect Street; thence Northerly 19.5 feet; thence North 58 degrees 10' West 49 feet to a point; thence in a Southwesterly direction 45.6 feet, more or less, to its intersection with the Westerly line of the Ninth Street at a point 61 feet in the Northwesterly direction from the point of beginning; thence Southeasterly to the point of beginning.

CODE 1 MAP 3809-29CD TL 2800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Jan A.D., 19 94 at 3:10 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 135

FEE \$35.00

Evelyn Biehn

County Clerk

By

Pauline Muelendor