

79895

04-28-94A11:38 RCVD

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**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

#03041600

AFTER RECORDING RETURN TO:

DONNY O. NORDNESS

116 E. VICTORIAN AVE #17  
SPARKS, NV 89431

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

JOHNNY R. MINIARD, hereinafter called GRANTOR(S), convey(s) to  
DONNY O. NORDNESS, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 9, Block 69, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,  
PLAT NO. 3, in the County of Klamath, State of Oregon.

Code 36 Map 3811-10CO TL 4400

"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  
\$3,500.00.

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 24<sup>th</sup> day of April, 1994.

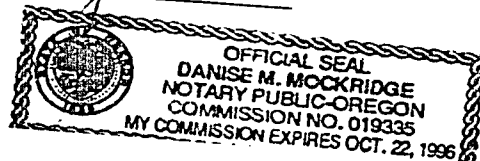
Johnny R. Miniard  
JOHNNY R. MINIARD

STATE OF OREGON )

County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day  
of April, 1994, by JOHNNY R. MINIARD.

Before me: Danise M. Mockridge  
Notary Public for Oregon  
Commission No. 019335  
My Commission Expires: 10-22-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of April A.D., 19 94 at 11:38 o'clock A M., and duly recorded in Vol. M94 day  
of Deeds on Page 12882  
By Evelyn Biehn County Clerk  
By Annette Mueller

FEE \$30.00