



## WARRANTY DEED

#02042333

AFTER RECORDING RETURN TO:  
WILLIAM E. DAVIS & TINA M. PETTIT

1913 1st St.  
Klamath Falls, OR 97601

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

MARK A. NELSON, hereinafter called GRANTOR(S), convey(s) to  
WILLIAM E. DAVIS and TINA M. PETTIT, not as tenants in common but with  
full rights of survivorship, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of Oregon,  
described as:

The Westerly 40 feet of Lots 11 and 12, Block 61, LAKEVIEW  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon.

Code 1 Map 3809-29BA Tax Lot 3800

*well  
L.M.*  
"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 Trust Deed  
recorded in Book M-77 at page 11057, which Grantee herein hereby  
assumes and agrees to pay, 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  
\$38,000.00.

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 1st day of November, 1994.

Mark A. Nelson  
MARK A. NELSON

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

The foregoing instrument was acknowledged before me this 1st day  
of November, 1994 by MARK A. NELSON.

Before me: Sandra S. Crane  
Notary Public for Oregon  
My Commission Expires: 7/7/97



OFFICIAL SEAL  
SANDRA S. CRANE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 025921  
MY COMMISSION EXPIRES JULY 07, 1997

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title Co. the 1st day  
of Nov A.D., 19 94 at 3:25 o'clock P. M., and duly recorded in Vol. M94,  
of Deeds on Page 33856.

FEE \$30.00

Evelyn Biehn County Clerk

By Sandra S. Crane