



96-01-16A11:20 RCVD

## WARRANTY DEED

ASPEN TITLE #01044121

AFTER RECORDING RETURN TO:

RONALD J. and NANCY L. NESPECHAL

4949 LAURELWOOD DR.  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JACK R. GIBSON, hereinafter called GRANTOR(S), convey(s) to  
RONALD J. NESPECHAL and NANCY L. NESPECHAL, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A" 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  
\$14,000.00.

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 13th day of December, 1995.

Jack R. Gibson  
JACK R. GIBSON

STATE OF OREGON )

County of Klamath )

) ss.



The foregoing instrument was acknowledged before me this 15th  
day of January, 1996 by JACK R. GIBSON.

Before me:

Notary Public for Oregon

My Commission Expires: March 22, 1997 1-21-98

## EXHIBIT "A"

## PARCEL 1:

The NE 1/4 NE 1/4 SW 1/4 NW 1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 138 MAP 3407-27BO TL 1400

## PARCEL 2:

The NW 1/4 NE 1/4 SW 1/4 NW 1/4 of Section 27, Township 34 South, range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 138 MAP 3407-27BO TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 16th day  
of Jan. A.D., 19 96 at 11:20 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 1195

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Lynette Bentley