

96 MAR -8 AIO:51



WARRANTY DEED

ASPEN TITLE #01044396

AFTER RECORDING RETURN TO:
 ERIC J. & DIANE M. NYSTROM
P.O. Box 93
Keno or 97627

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

JOSEPH L. BRELAND AND SANDRA J. BRELAND, HUSBAND AND WIFE
 hereinafter called GRANTOR(S), convey(s) to ERIC J. NYSTROM AND
 DIANE M. NYSTROM, 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 MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

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10/1 "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, contracts and/or
 liens for irrigation and/or drainage,

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
 \$15,500.00.

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 29TH day of FEBRUARY 1996.

Joseph L. Breland
 JOSEPH L. BRELAND

Sandra J. Breland
 SANDRA J. BRELAND

STATE OF OREGON
 County of KLAMATH

On March 8, 1996, JOSEPH L. BRELAND AND SANDRA J. BRELAND
 personally appeared before me,

☐ who is personally known to me
☒ whose identity I proved on the basis of Drivers' Licenses
☐ whose identity I proved on the oath/affirmation of

_____, a credible witness
 to be the signer of the above document, and he/she acknowledged
 that he/she signed it.

Marlene T. Addington
 Notary Public for OREGON
 My Commission Expires: 3-22-97

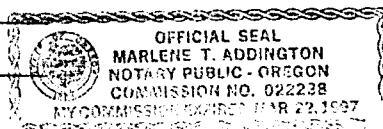


EXHIBIT "A"

Lot 4, Block 6, Tract No. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, Block 6, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 4, Block 6; thence from said point of beginning North 89 degrees 45' 26" East 345.00 feet to a point on the East line of Lot 4, Block 6; thence South 00 degrees 02' 50" East 190.04 feet along the East line of said Lot 4, Block 6 to a point; thence South 89 degrees 46' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 189.94 feet along the West line to the point of beginning.

ALSO LESS AND EXCEPT the following:

A parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Lot 4, Block 6; thence North 89 degrees 45' 08" East 345.00 feet along the North line of Lot 4, Block 6 to a 1/2" iron pin at the Northeast corner of Lot 4, Block 6; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 4, Block 6 to a point; thence South 89 degrees 45' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 4, Block 6 to the point of beginning.

CODE 227 MAP 4008-20BO TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of March A.D. 1996 at 10:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 6327

FEE \$35.00

By Bernetha G. Letsch County Clerk