

96 MAR 18 AM 11:26

STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

#03044446

AFTER RECORDING RETURN TO:

ERIC NELSON

KATHY NELSON

1401 GLENNBERRY LANE  
KLAMATH FALLS, OR 97603Aspen Title & Escrow  
on this 15th day of March A.D. 19 96  
at 11:26 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 7168

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX Fee, \$30.00  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEVERNON G. <sup>LUDWIG</sup> and OFELIA LUDWIG, hereinafter called  
GRANTOR(S), convey(s) to ERIC NELSON and KATHY NELSON, husband  
and wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:Lot 8, Block 14, NORTH KLAMATH FALLS, in the City of Klamath  
Falls, County of Klamath, State of Oregon.

Code 1 Map 3809-2988 TL 5900

"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  
\$36,800.00.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 12th day of March, 1996.Vernon G. Ludwig  
VERNON G. LUDWIGOfelia Ludwig  
OFELIA LUDWIGSTATE OF OREGON )  
) ss.  
County of Klamath )The foregoing instrument was acknowledged before me this 15th  
day of March, 1996, by VERNON G. LUDWIG and OFELIA LUDWIG.Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998