



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044524

AFTER RECORDING RETURN TO:

Mr. Thomas R. Nelsen
1519 Oregon Avenue
Klamath Falls, OR. 97601

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

WAYNE J. ROBATCEK and NIKKI ROBATCEK, husband and wife,
hereinafter called GRANTOR(S), convey(s) to THOMAS R. NELSEN,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 4, Block 10, FAIRVIEW ADDITION NO. 2, TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29CA, Tax Lot 7500

TRN "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
\$48,000.00.

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 28th day of March, 1996.

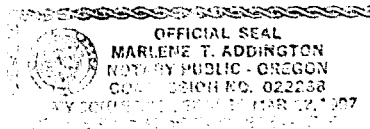
Wayne J. Robatcek
WAYNE J. ROBATCEK

Nikki Robatcek
NIKKI ROBATCEK

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 28th
day of March, 1996, by Wayne J. Robatcek and Nikki Robatcek.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of March A.D., 19 96 at 10:40 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 8771.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cathy Russell