



STATE OF OREGON,
County of Klamath ss.
WARRANTY DEED

Filed for record at request of:

ATC NO 03045384
AFTER RECORDING RETURN TO:
ERIC L. NELSON
KATHLEEN NELSON
1402 Elderberry Ln
Klamath Falls, Ore 97601

Aspen Title & Escrow
on this 22nd day of Oct. A.D., 19 96
at 11:33 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 33352
Bernetha G. Letsch County Clerk
By Kathleen Kisa

Fee, \$30.00

Deputy.

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

LOREEN F. BALLHEIM, hereinafter called GRANTOR(S), convey(s) to
ERIC L. NELSON AND KATHLEEN NELSON, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28DC TL 5800

FN
EN
"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
\$18,000.00.

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 18th day of October, 1996.

Loreen F. Ballheim
LOREEN F. BALLHEIM

STATE OF OREGON, County of Lane ss.

On October 18th, 1996, personally appeared LOREEN F. BALLEHIM
acknowledged the foregoing instrument to be her voluntary act
and deed.

Gloria N. Tearney
Notary Public for State of Oregon, County of Lane
My Commission Expires: 9-29-99

