

SPECIAL WARRANTY DEED

QTE 1411

FINLEY H. MALLORY, Grantor, conveys and specially warrants to DANIEL DAVID NIX and LETHA ANN NIX, husband and wife, Grantees, all of that certain real property and improvements located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 11, Block 11 and the West 5 feet of Lot 10, Block 11
ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, in the
County of Klamath, State of Oregon.

CODE 1 MAP 3809-20DD TL 13100
CODE 1 MAP 3809-20DD TL 13000

SUBJECT TO: contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

ALSO SUBJECT TO: Conditions and restrictions as shown on the recorded plat of Eldorado Addition to the City of Klamath Falls.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$27,500.00.

DATED this 13th day of March, 1992.

Finley H. Mallory
FINLEY H. MALLORY

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 13th day of March, 1992, by Finley H. Mallory.

W. Darlene G. Addington
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3-22-93

GRANTORS NAME AND ADDRESS
FINLEY H. MALLORY

STATE OF OREGON) ss.
County of Klamath)

GRANTEES NAME AND ADDRESS:
D. David and Letha Nix

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

Until a Change is Requested,
Send Tax Statement to:

Daniel David & Letha Ann Nix
1814 Birch
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 20th day of February, 1992, at 3:53 o'clock P.M., and recorded in Book M97 on Page 5108 or as File Reel Number 33137, Record of Deeds of said County. WITNESS my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer

By: Kathleen Rose
Deputy