

36166

Vol. 1197 Page 11509

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01046059

Filed for record at request of:

AFTER RECORDING RETURN TO:

ANDREW J. NEMES

3959 Old Midland Rd
Klamath Falls Or 97603

Aspen Title & Escrow

on this <u>17th</u>	day of <u>April</u>	A.D., <u>1997</u>
at <u>9:01</u>	o'clock <u>A</u>	M. and duly recorded
in Vol. <u>M97</u>	of <u>Deeds</u>	Page <u>11509</u>

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross

Fee, \$30.00

Deputy.

NATHAN H. SAY, hereinafter called GRANTOR(S), convey(s) to
ANDREW J. NEMES, hereinafter called the GRANTEE, all that real
property situated in the County of Klamath, State of Oregon,
described as:That portion of Lot 15 lying East of the Southern Pacific
Railroad right of way in Section 34, Township 34 South, Range 7
East of the Willamette Meridian, in the County of Klamath, State
of Oregon.

CODE 118 MAP 3407-34A0 TL 5200

0.7. "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, Trust Deed, including
the terms and provisions thereof dated August 15, 1995 and
recorded September 8, 1995 in Book M-95, Page 2294, Mortgage
Records of Klamath County, Oregon, in favor of Howard G. Corbin
and Ruth Ann Corbin, husband and wife, which Trust Deed the
Grantees herein agree to assume and pay according to the terms
and conditions contained therein.,

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
\$16,000.00.

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 15th day of April, 1997.

Nathan H. Say

NATHAN H. SAY

STATE OF OREGON, County of Klamath)ss.

On April 16, 1997, personally appeared NATHAN H. SAY who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

