

36249



'97 APR 17 P3:33

Vol. M97 Page 11644STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046093  
AFTER RECORDING RETURN TO:NONA R. BELLER  
4702 DOUGLAS  
KLAMATH FALLS, OR 97601

Aspen Title &amp; Escrow

on this 17th day of April A.D., 1997  
at 3:33 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 11644

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBy Kathleen Rose  
Fee, \$30.00 DeputyLEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) to  
NONA R. BELLER, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:Lot 15, Tract 1283, in the County of Klamath, State of Oregon.  
CODE 38 MAP 3908-12DA TAX LOT 700

mb  
"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 \$19,000.00.

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 17th day of April, 1997.

Lee A. Van Winkle  
LEE A. VAN WINKLE

STATE OF OREGON, County of Klamath)ss.

On April 15, 1997, personally appeared LEE A. VAN WINKLE who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Shirley K. O. C.  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

