

42338

'97 JUL 30 P3:51



WARRANTY DEED

Vol. m97 Page 24500

ATC NO 03046406

AFTER RECORDING RETURN TO:
EDWARD & ROSE MEDINA209 Hillside
Klamath Falls, OR
97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STEVEN M. NELSON and SHERI L. NELSON, hereinafter called
GRANTOR(S), convey(s) to EDWARD A. MEDINA and ROSE MARIE
MEDINA, TRUSTEES OR THEIR SUCCESSORS IN TRUST THE MEDINA
LOVING TRUST DATED MARCH 19, 1997, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The N 1/2 of Lot 14, Block 7, ALTAMONT ACRES, in the County of
Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of
Bisbee Street.

CODE 41 MAP 3909-10AC TL 3900

"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
\$31,000.00.

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 22nd day of July, 1997.

Steven M. Nelson
STEVEN M. NELSON

Sheri L. Nelson
SHERI L. NELSON

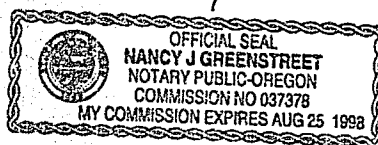
VERIFICATION UPON OATH OR AFFIRMATION

State of Oregon
County of Lane

Signed or sworn to (or affirmed) before me on 7-17-97 by Sheri L. Nelson

Nancy J. Greenstreet
Notary Public for Oregon

My commission expires Aug 25, 1998



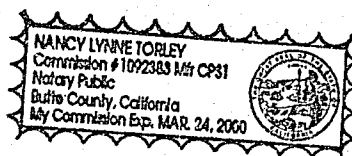
24501

STATE OF CALIFORNIA)
) ss
 COUNTY OF BUTTE)

On July 22, 1997, before me, Nancy Lynne Torley, Notary Public
 personally appeared STEVEN M. NELSON,

☐ personally known to me • OR • ☒ proved to me on the basis of satisfactory evidence to be
 the person(s) whose name(s) is/are subscribed to the
 within instrument, and acknowledged to me that
 he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the
 instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

(SEAL)



Nancy Lynne Torley
 Notary Public in and for
 said County and State

My Commission Expires: March 24, 2000

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could
 prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ Individual
☐ Corporate Officer

(Name, Title)

☐ Partner(s) ☐ Limited
☐ Attorney In Fact ☐ General
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other

SIGNER IS REPRESENTING
Himself

DESCRIPTION OF ATTACHMENT DOCUMENT

WARRANTY DEED (Bisbee Street property)
 (ATC NO. 03046406)

Title or Type of Document

One (1)

Number of Pages

July 22, 1997

Date of Document

Sheri L. Nelson

Signer(s) Other Than Above

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3:53 day
 of July A.D., 19 97 at 3:53 o'clock p M., and duly recorded in Vol. M97
 of Mortgages on Page 24500

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Raulene Muehlenberg