



42531

97 AUG -1 A11:00

Vol. 1997 Page 24919WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 04046564

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bert L. Ichtertz

810 California Avenue  
Klamath Falls, OR, 97603Aspen Title & Escrow  
on this 1st day of August A.D., 1997  
at 11:00 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 24919

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.

ALTA M. NELSON, hereinafter called GRANTOR(S), convey(s) to  
BERT L. ICHTERTZ and JOYCE M. ICHTERTZ, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 9, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon. EXCEPT that  
portion deeded to the State of Oregon by and through its State  
Highway Commission, recorded September 17, 1956 in Book 286 at  
Page 544, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-32BB TAX LOT 5400

84  
421. "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  
\$46,000.00.

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 29th day of July, 1997.

Alta M. Nelson  
ALTA M. NELSON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th  
day of July, 1997, by ALTA M. NELSON.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001

