

46325

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97 OCT -2 P3:30

ATL 0104672

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
MATTHEW L. KINNAN
KIM L. KINNAN
1905 Etna
Klamath Falls, Oregon

Aspen Title & Escrow

on this 2nd day of October A.D., 1997
at 3:30 o'clock PM M. and duly recorded
in Vol. M97 of Deeds Page 32494

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross
Fee, \$30.00 Deputy

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

LOTS 39 AND 40 OF THE RESUBDIVISION OF TRACTS B AND C OF
FRONTIER TRACTS, IN THE COUNTY OF KLAMATH, AND STATE OF OREGON.

CODE 8 MAP 3606-9DA TL 3500 CODE 78 MAP 3606 9DA TL 3600

"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
\$6,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

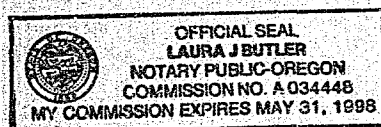
IN WITNESS WHEREOF, the grantor has executed this instrument
this 18 day of September 1997.

Alta M. Nelson
ALTA M. NELSON

STATE OF OREGON, County of Klamath)ss.

On September 18, 1997, personally appeared Alta M. Nelson who
acknowledged the foregoing instrument to be her voluntary act
and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98



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