



53270

'98 FEB 18 AM 11:28

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC #03047164
AFTER RECORDING RETURN TO:
TERRY & MELISSA HANSON
335 COOK STREET
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 18th day of February A.D., 1998
at 11:28 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 5113

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

ROBERT M. NELSON and BETTY E. NELSON, hereinafter called
GRANTOR(S), convey(s) and warrants to TERRY V. HANSON and
MELISSA R. HANSON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 10, Block 94, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CC TL 600

"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
\$68,000.00.

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 17 day of February, 1998.

Robert M. Nelson
ROBERT M. NELSON

Betty E. Nelson
BETTY E. NELSON

STATE OF OREGON, County of Klamath)ss.

On February 17, 1998, personally appeared ROBERT M. NELSON
and BETTY E. NELSON who acknowledged the foregoing instrument
to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon

My Commission Expires: 8/15/00.

