

'98 OCT 22 AM 1:26

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03048375

AFTER RECORDING RETURN TO:
JERRY LEE WALLACE JR.
3665 PINE TREE DR.
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 22nd day of October A.D., 1998
at 11:26 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 38729
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

CRISTIN H. NELSON, hereinafter called GRANTOR(S), convey(s) to
JERRY LEE WALLACE JR., hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

The Northerly 72.67 feet of Lot 3, Block 3, PINE GROVE
PONDEROSA, in the County of Klamath, State of Oregon, and the
Southerly 72.67 feet of Lot 4, Block 3, PINE GROVE PONDEROSA,
in the County of Klamath, State of Oregon.

Code 162 MAP 3910-8AD TL 2200

"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
\$370,000.00.

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 22th day of October, 1998.

Cristin H. Nelson
CRISTIN H. NELSON

STATE OF OREGON, County of Klamath)ss.

On October 20, 1998, personally appeared the above named
CRISTIN H. NELSON, and acknowledged the foregoing instrument to
be his voluntary act and deed.

Before me:
Notary Public for Oregon
My Commission Expires: 4/10/2000

