



2000 NOV 22 AM 11:14

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WARRANTY DEED

mtc S1910-KR

AFTER RECORDING¹ RETURN TO:
DAVID DE MULDER
BETTY JANE OWENS DE MULDER

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

ED A. NUNES and CRYSTAL L. NUNES, husband and wife, hereinafter called GRANTOR(S), convey(s) to DAVID DE MULDER and BETTY JANE OWENS DE MULDER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The E 1/2 of NE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Subject to rights of School District No. 25 to two acres in a square in the Northeast corner thereof granted for School Purposes by instrument recorded in Book 1 at Page 451, Deed Records of Klamath County, Oregon.

Code 164, Map 4009 1000 Tax Lot 200

"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."

DD BJO.S.

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
\$177,037.00.

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 15th day of April 1993.

Ed A. Nunes
ED A. NUNES

Crystal L. Nunes
CRYSTAL L. NUNES

STATE OF OREGON, County of Klamath)ss.

On April 14, 1993, personally appeared the above named ED A. NUNES and CRYSTAL L. NUNES and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *W. Arlene L. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-97

State of Oregon, County of Klamath
Recorded 11/22/00, at 11:14 a.m.
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Linda Smith,
County Clerk Fee\$ 21.00