

35090

ASPEN M-27391-0  
WARRANTY DEED (INDIVIDUAL)Vol. M84 Page 5340

RALPH M. SHAIMA and MARY K. SHAIMA, as tenants in common  
JEANNE L. CRUME and DONNA L. MODEN, hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 1, Block 10, THIRD ADDITION TO WINEMA GARDENS, in the County of  
 Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
2. Reservations, restrictions, conditions, easements and set back lines as shown on the Plat and in the Dedication of First Addition to Winema Gardens.
3. Reservations contained in deed recorded September 28, 1949 in Deed Volume 234 at page 248, Records of Klamath County, Oregon.
4. Right of way, dated May 23, 1956, recorded May 28, 1956 in Deed Volume 283 at page 413, Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
 PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
 CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT TO VERIFY APPROVED USES

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
Those set out above  
 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 \$ 76,000.00.

Dated this 29th day of March, 1984.

Ralph M. Shaima  
 Ralph M. Shaima  
Mary K. Shaima  
 Mary K. Shaima

STATE OF OREGON, County of Klamath ) ss.

On this 30th day of March, 1984 personally appeared the above named  
RALPH M. SHAIMA and MARY K. SHAIMA and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Marlene V. Addington  
 Notary Public for Oregon

My commission expires: 3-22-85

The dollar amount should include cash plus all encumbrances existing against the property to which the  
 property remains subject or which the purchaser agrees to pay or assume.  
 If consideration includes other property or value, add the following: "However, the actual consideration  
 consists of or includes other property or value given or promised which is part of the/the whole  
 consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Ralph M. Shaima  
Mary K. Shima

TO

Jeannie L. Crume  
Donna L. Moden

After Recording Return to:  
Jeannie L. Crume  
Donna L. Moden  
2005 Chinchalla Way  
Klamath Falls, Oregon 97603

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 2nd day of April, 1984  
 at 3:46 o'clock P.M. and recorded in book M84  
 on page 5340 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn BiehnKlamath County ClerkBy Pam Smith Title

Deputy

Fee: \$4.00