

62098

**Aspen** 29835  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M86 Page 9556

MICHAEL F. HARTMAN and KAREN K. HARTMAN, husband and wife

convey(s) to DAVID J. ZUMBRO and ONA L. ZUMBRO, husband and wifeCounty of Klamath, State of Oregon, described as:

Lot 1, MARINA PARK, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Marina Park.
2. Rights of way, easements and releases, including the terms and provisions thereof, granted to The California Oregon Power Company, recorded in Deed Volume 68 at page 277, 278, 280 and 281; and in Deed Volume 105 at page 226, all in Records of Klamath County, Oregon.

"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."

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

See 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 \$ 62,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (indicate which)\* (Delete between symbols, if not applicable. See ORS 93.030)

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 13th day of May, 19 86.

Michael F. Hartman  
MICHAEL F. HARTMAN  
Karen K. Hartman  
KAREN K. HARTMAN

STATE OF OREGON, County of Washington )ss.May 13, 1986Personally appeared the above named Michael F. Hartman & Karen K. Hartman and acknowledged the foregoing

Instrument to be

voluntary act and deed.

and acknowledged the foregoing

Jacki James  
JACKI JAMES  
NOTARY PUBLIC - OREGON  
My Comm. Expires: 11-30-87

Before me:

Jacki James  
Notary Public for State of Oregon  
My Commission Expires: 11/30/86

Michael F. Hartman &amp; Karen K. Hartman

GRANTOR'S NAME AND ADDRESS

David J. Zumbro &amp; Ona L. Zumbro

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan  
2943 South Sixth Street

Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as listed above.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of June, 19 86, at 1:41 o'clock P. M., and recorded in book/reel/volume No. M86 on page 9556 or as document/fee/file/instrument/microfilm No. 62098, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Don Smith Deputy

Fee: \$10.00