



#M-30596

**Aspen**  
TITLE & ESCROW, INC.Vol. 17812 Page 22542

69042

**WARRANTY DEED (INDIVIDUAL)**

RICHARD M. ZELCH and AGNES J. ZELCH, husband and wife

convey(s) to DAVID L. TERHUNE and JEAN H. TERHUNE, hereinafter called grantor,  
husband and wifeCounty of Klamath, State of Oregon, described as: all that real property situated in theThe East 50 feet of Lot 19, and the West 15 feet of Lot 20, DE BIRK  
HOMES, in the County of Klamath, State of Oregon.

- SUBJECT TO:** 1. Rules, regulations and statutory powers of Klamath  
Irrigation District and South Suburban Sanitary District.  
2. An easement, including the terms and provisions thereof, recorded  
December 10, 1956 in Book 288 at page 319, Klamath county Records.  
3. Covenants, easements and restrictions, but omitting restrictions, if  
any, based on race, color, religion or national origin, imposed by instru-  
ment, including the terms and provisions thereof, recorded July 15, 1958  
in Book 301 at page 56 and modified February 26, 1960, in Book 319 at  
page 246, Klamath county Official Records.  
4. Possible Supplemental Tax Bill as a result of pending school-budget  
elections.

"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 DEPART-  
MENT 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 PLAN-  
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as specifically set forth hereinabove

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 \$ 30,000.00. However, the actual con-  
sideration consists of or includes other property or value given or promised which is <sup>the whole</sup> consideration  
(indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) <sup>part of the</sup>

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 5th day of December,  
19 86.

Richard M. Zelch  
Agnes J. Zelch

STATE OF OREGON, County of Klamath )ss.On this 5th day of December, 19 86.Personally appeared the above named Richard M. Zelch and Agnes J. Zelch  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Barlene P. Addington  
Notary Public for OregonMy Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. David L. Terhune1920 WatsonKlamath Falls, Oregon 9760

NAME, ADDRESS, ZIP

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

Mr. and Mrs. David L. Terhune1920 WatsonKlamath Falls, OR 9760

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument  
was received for record on the 5th day  
of December, 19 86,  
at 12:25 o'clock P. M., and recorded  
in book/rasl/volume No. M86 on  
page 22542 or as document/fee/file/  
instrument/microfilm No. 69042,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$10.00

95 DEC 9 PM 12 25