



Aspen 33159

## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
WILLIAM THOMAS CROWDER  
EMMY JO CROWDER

4906 Darwin Place  
Klamath Falls, OR 97603

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

PAUL C. SCHMIDT AND WENDY M. SCHMIDT, HUSBAND AND WIFE  
hereinafter called grantor, convey(s) to WILLIAM THOMAS CROWDER  
AND EMMY JO CROWDER, HUSBAND AND WIFE, hereinafter called  
Grantee, all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 15, Block 5, Tract No. 1078, SECOND ADDITION TO KELENE  
GARDENS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of  
Second Addition to Kelene Gardens.
2. Declaration of Conditions and Restrictions, but omitting any  
restrictions based on race, color, religion or national origin  
appearing of record:

Recorded: September 17, 1974 Book: M-74 Page: 12277  
Amended: July 16, 1975 Book: M-75 Page: 8074

3. Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Klamath Irrigation District.

4. 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 and as per Ordinance No. 30, recorded May 30, 1986 in  
Book M-86 at page 9346 and as per Ordinance no. 31, recorded  
January 6, 1988 in book M-88 at 207.

5. Trust Deed, including the terms and provisions thereof to  
secure the amount noted below and other amounts secured  
thereunder, if any:

Grantor: James E. Keefe  
Trustee: Transamerica Title Insurance Co.  
Beneficiary: First National Bank of Oregon  
Dated: February 22, 1978  
Recorded: February 23, 1978  
Book: M-78 Page: 3434 Amount: \$32,900.00

WHICH, the Grantee herein agrees to assume and pay according to  
the terms and provisions contained therein.

"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 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.

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The true and actual consideration for this transfer is  
\$39,000.00.

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 6th day of March, 1989.

Paul C. Schmidt  
PAUL C. SCHMIDT

Wendy M. Schmidt  
WENDY M. SCHMIDT

STATE OF MICHIGAN, COUNTY OF Washtenaw ) ss.  
MARCH 8th, 1989. Acting Notary

Personally appeared the above named PAUL C. SCHMIDT AND WENDY M.  
SCHMIDT and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Peggy Jo Virginia  
Notary Public for MICHIGAN  
My Commission Expires: June 2, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of March A.D., 19 89 at 10:47 o'clock AM., and duly recorded in Vol. M89 day  
of Deeds on Page 4110

FEE \$13.00

Evelyn Biehn, County Clerk  
By Pauline Mullins