



Aspen 33320

## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 GAYLE PAYNE NICHOLSON

3655 Shastak Way Suite 1  
 Klamath Falls, OR 97603

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

THOMAS S. BIVENS AND DEBORAH M. BIVENS, HUSBAND AND WIFE  
 hereinafter called GRANTOR(S), convey(s) to GAYLE PAYNE  
 NICHOLSON, hereinafter called GRANTEE(S), all that real property  
 situated in the County of Klamath, State of Oregon, described  
 as:

Lot 11, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD,  
 in the County of Klamath, State of Oregon.

Code 63 Map 3909-14CA TL# 12600 Key No. 573418

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments  
 of the City of Klamath Falls.

2. Conditions, Restrictions as shown on the recorded plat of  
 Tract No. 1064, First Addition to Gatewood.

3. Declaration of Conditions and Restrictions, but omitting any  
 restrictions based on race, color, religion or national origin  
 appearing of record:

Recorded: September 3, 1976 Book: M-76 Page: 13888

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

5. Easement, including the terms and provisions thereof:

For: Right of way for ditches and canals

Granted to: United States of America

Recorded: May 18, 1907 Book: 22 Page: 479 (no location given)

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

Mortgagor: Ted L. Rogers and Patricia A. Rogers, H & W

Mortgagee: State of Oregon, represented and acting by the Director  
 of Veterans' Affairs

Dated: February 4, 1981

Recorded: February 5, 1981 Book: M-81 Page: 1779

Assumption Agreement, including the terms and provisions  
 thereof:

Executed by: Thomas S. Bivens and Deborah M. Bivens, H & W

Recorded: August 14, 1987 Book: M-87 Page: 15238

WHICH, SAID Grantee herein agrees to assume said Mortgage and  
 pay according to the terms and provisions 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  
 Continued on next page

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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  
\$54,000.00.

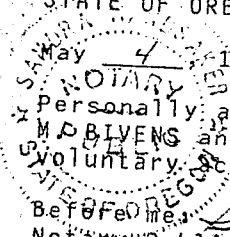
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4th day of May, 1989.

Thomas S. Bivens  
THOMAS S. BIVENS

Deborah M. Bivens  
DEBORAH M. BIVENS

STATE OF OREGON, County of KLAMATH)ss.



May 4, 1989.

Personally appeared the above named THOMAS S. BIVENS AND DEBORAH  
M. BIVENS and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me, Sandra Handsaker  
Notary Public for OREGON  
My Commission Expires: 1-33-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of May A.D., 19 89 at 10:36 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 7711.

FEE \$13.00

Evelyn Biehn County Clerk  
By Dorlene Miller