3CAOL 1414 Aspen TITLE & ESCROW, INC.

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ASPEN 33367 WARRANTY DEED

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AFTER RECORDING RETURN TO:

CHRISTOPHER NEWTON, MALEARAN 5302 MAZAMA DY Khmath FAlls, DR 971003

STATE OF BREED COUNTY OF KLAMATH) SE.

KRANSBASIN

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

anacared the spoye maked withert at BEE MICHAEL B. BEESON AND TERRY DEE BEESON AND TERRY E. ZIMMERMANN AND DARAEL F. ZIMMERMANN DBA ZIM/BEE PROPERTIES hereinafter called GRANTOR(S), convey(s) to CHRISTOPHER A. NEWTON hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon described as:

The West one-half of Lots 19 and 20, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, Finythe County of Klamath State of Oregon.

CODE 1 MAP 3809-33BA TL #16400 KEY NO. 416026

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Regulations, including lies, liens and utility assessments of the City of Klamath Falls

2. Conditions, Restrictions as shown on the recorded plat of Industrial Addition.

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

Michael B. Beeson and Terry Dee Beeson and Terry E. Zimmermannand Darael F. Zimmermann, doing business

as Zim/Bee Properties

Aspen Title & Escrow, Inc., An Oregon Corporation Trustee:

Richard L. Moulton and Beverly E. Moulton

Beneficiary:

February 21, 1985 March 1, 1985 Book: M-85 Dated: WHICH, the Grantee herein does not assume and the Grantor Recorded: herein agrees to hold the Grantee harmless therefrom.

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.

The true and actual consideration for this transfer is 18,800.00.

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 2nd day of June, 1989.

dba ZIM/BEE PROPERTIES

Continued on next page

WARRANTY DEED PAGE 2

DEE BEESON BEESON Jarael F. Dimmermann MICHAEL DARAEL F. ZIMWERMANNOTELENS unitammer mann TERRY (E.) ZIMMERMANN TAIL THE CONTROL OF SURFEE A THIRD LAND TO STANK I LEADER THE EXCENDED TO STANK THE ST STATE OF OREGON, County of KLAMATH)ss. 1989. Personally appeared the above named MICHAEL B. BEESON AND TERRY

DEE BEESON and acknowledged the foregoing instrument to be THEIR poluntarys act and deed 19059 336 Before me Sandra Handscher Before Me Sandral Handsaher

Netarx Public for OREGON and 1999

My Commission Expires: 7-23-9

STATE OF OREGON, County of 1141 HIA) SS:

Personally appeared the above named TERRY E. ZIMMERMANN AND EXEDARAEL F. ZIMMERMANN, and acknowledged the forecast Sees the over your consider the chees when a mind. Before me: 107/69

Notary Public for Oregon
Notary Public for Oregon Truct theis, including the terms and provisions thereof the रक्षात्रः वेते । विशेषसम्बद्धारित

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STATE OF OREGON: COUNTY OF KLAMATH:

the_ o'clock PM., and duly recorded in Vol. M89 Aspen Title Co. Filed for record at request of _ _ A.D., 19 <u>89</u> at <u>2:15</u> on Page ____10534 County Clerk June Deeds Evelyn Biehn ine mullindar By Oa \$13.00 FEE

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Tantokanggas anang salah