

28701 1414

# Aspen

TITLE & ESCROW, INC.

ASPEN 33367

WARRANTY DEED

AFTER RECORDING RETURN TO:  
CHRISTOPHER NEWTON

5302 Mazama Dr  
Klamath Falls, OR 97603

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

MICHAEL B. BEESON AND TERRY DEE BEESON AND TERRY E. ZIMMERMANN  
AND DARAE 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, in the County of Klamath,  
State of Oregon.

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

SUBJECT TO:

1. 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.

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

Grantor: Michael B. Beeson and Terry Dee Beeson and Terry E.  
Zimmermann and Darael F. Zimmermann, doing business  
as Zim/Bee Properties

Trustee:

Beneficiary:

Dated:

Recorded:

February 21, 1985  
March 1, 1985 Book: M-85 Page 3128

WHICH, the Grantee herein does not assume and the Grantor  
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

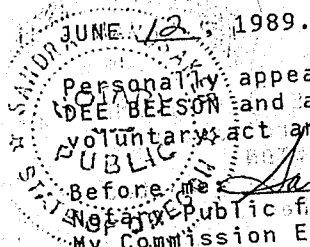
89 JUN 13 PM 2 15

WARRANTY DEED  
PAGE 2

Michael B. Beeson  
MICHAEL B. BEESON  
Terry E. Zimmermann  
TERRY E. ZIMMERMANN

Terry Dee Beeson  
TERRY DEE BEESON  
Darael F. Zimmermann  
DARAEL F. ZIMMERMANN

STATE OF OREGON, County of KLAMATH)ss.

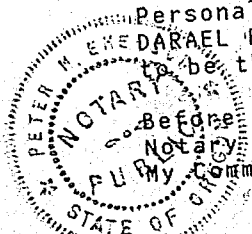


Personally appeared the above named MICHAEL B. BEESON AND TERRY DEE BEESON and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Sandra Handseher  
Notary Public for OREGON  
My Commission Expires: 7-23-89

STATE OF OREGON, County of KLAMATH)ss.

June 7, 1989.



Personally appeared the above named TERRY E. ZIMMERMANN AND DARAEL F. ZIMMERMANN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Peter M. Emerson  
Notary Public for Oregon  
My Commission Expires: 10/27/92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day of June A.D., 19 89 at 2:15 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 10534

FEE \$13.00  
By Evelyn Biehn County Clerk  
Darlene Mueller