



3797

Vol. m89 Page 14935**Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN 33627

AFTER RECORDING RETURN TO:

A. H. ZIMMERMANN, JR.

ANITA D. ZIMMERMANN

1841 MANZANITAKLAMATH FALLS, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECLIFFORD B. BENTSON AND JANICE A. BENTSON hereinafter called
GRANTOR(S), convey(s) to A. H. ZIMMERMANN, JR. AND ANITA D.
ZIMMERMANN, HUSBAND AND WIFE hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:Lot 21, Block 30, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TL 14200

"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: 1) Taxes for the
year 1989-90 are now a lien but not yet payable. 2)
Regulations, including levies, liens and utility assessments of
the City of Klamath Falls. 3) Conditions, Restrictions as
shown on the recorded plat of Hot Springs Addition to the City
of Klamath Falls.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
\$27,000.00.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 7th day of August 1989.
CLIFFORD B. BENTSON
JANICE A. BENTSON

STATE OF OREGON, County of)ss.

MarionPersonally appeared the above named CLIFFORD B. BENTSON AND
JANICE A. BENTSON and acknowledged the foregoing instrument to
be their voluntary act and deed.Before me: Victoria Shinn

Notary Public for Oregon

My Commission Expires: March 4, 1992

4/25/93 exp

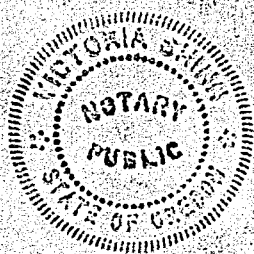
STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title co.

on this 11th day of Aug. A.D., 1989
at 3:40 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 14935
Evelyn Biehn
By Pauline Mueland Deputy
County Clerk

Fec. \$8.00



89 AUG 11 PM 3 40