

10397

MTC #22925-D

WARRANTY DEED

Vol. m90 Page 1373

KNOW ALL MEN BY THESE PRESENTS, That John Zasper Zumwalt and Ruth Ann Zumwalt,  
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brenda J. Winter, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 73, YALTA GARDENS, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

Tax Account No: 3909 002AB 01500

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"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See OKS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of January, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

John Zasper Zumwalt  
John Zasper Zumwalt

Ruth Ann Zumwalt  
Ruth Ann Zumwalt

STATE OF OREGON, )  
County of JACKSON ) ss.  
January 13th, 19 90

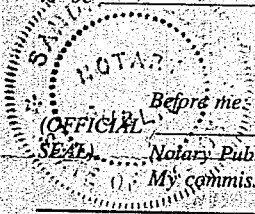
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_  
John Zasper Zumwalt  
Ruth Ann Zumwalt

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_, a corporation,

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.



Before me: Sandra Dillon  
Notary Public for Oregon  
My commission expires: 07-03-92

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

John Zasper Zumwalt & Ruth Ann Zumwalt  
c/o Gary Zumwalt/ 1427 NE Carla Way  
Grants Pass, OR 97526

STATE OF OREGON, \_\_\_\_\_ ss.

GRANTOR'S NAME AND ADDRESS  
Brenda J. Winter  
1139 Kane St.  
Klamath Falls, OR 97601

County of Klamath  
I certify that the within instrument was received for record on the 19th day of Jan., 19 90, at 4:43 o'clock P M., and recorded in book M90 on page 1373 or as file/reel number 10397.  
Record of Deeds of said county.

After recording return to:  
Brenda J. Winter  
see above

Witness my hand and seal of County affixed.

NAME, ADDRESS, ZIP  
Brenda J. Winter  
see above

Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline Mullender Deputy

Fee \$28.00