



20002

**Aspen**  
TITLE & ESCROW, INC.Vol. m90 Page 18262#01035641  
WARRANTY DEEDAFTER RECORDING RETURN TO:  
Mr. and Mrs. Clem V. Page  
5483 Sherwood Drive  
Klamath Falls, OR. 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVELINDA A. ZUMWALT, hereinafter called GRANTOR(S), convey(s) to  
CLEM V. PAGE and ETHELENE PAGE, husband and wife, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:Lot 12 in Block 11 of TRACT NO. 1064, FIRST ADDITION TO  
GATEWOOD, in the County of Klamath, State of Oregon.

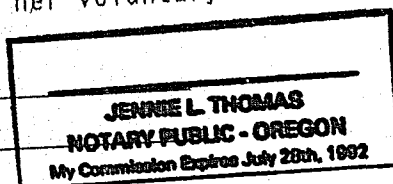
Code 63, Map 3909-14CA, TL 9900.

"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  
fiscal year 1990-'91, a lien not yet payable. 2) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 3) Conditions and Restrictions as shown on the  
recorded plat of Tract No. 1064, First Addition to Gatewood. 4)  
Declaration of Conditions and Restrictions appearing of record  
by instrument recorded September 3, 1976 in Book M-76, page  
13888. 5) Rules, regulations and statutory powers of Klamath  
Irrigation District. 6) Easement, including terms and  
provisions thereof, recorded May 18, 1907 in Book 22, page 479.,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  
\$52,500.00.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 6th day of September, 1990.Linda A. Zumwalt  
LINDA A. ZUMWALT

STATE OF OREGON, County of Josephine)ss.

September 10, 1990.Personally appeared the above named LINDA A. ZUMWALT and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.Before me: Jennie L. Thomas  
Notary Public for Oregon  
My Commission Expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of \_\_\_\_\_ the 11th day  
of Sept. A.D. 19 90 at 3:46 o'clock PM., and duly recorded in Vol. M90,  
of \_\_\_\_\_ on Page 18262  
Deeds  
By Evelyn Biehn County Clerk  
Pauline Mueller

FEE \$28.00

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PH 3 46  
SEP 11 1990