

20074


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED

Vol. m90 Page 18368

02035326

AFTER RECORDING RETURN TO:

JAY D. HUMBIRD

VERLA J. HUMBIRD

HC 43 Box 869B, Gold Bar Rd.
Sprague River, OR 97639

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

 DENNY R. ZILLMER hereinafter called GRANTOR(S), convey(s) to JAY
 D. HUMBIRD AND VERLA J. HUMBIRD, HUSBAND AND WIFE hereinafter
 called GRANTEE(S), all that real property situated in the County
 of KLAMATH, State of Oregon, described as:

 Lot 5, Block 1, Tract 1164, in the County of Klamath, State of
 Oregon.

CODE 8 MAP 3611-2000 TL 200

 "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) 1990-91 taxes, a
 lien not yet payable. 2) Conditions, Restrictions as shown on
 the recorded plat of Tract 1164. 3) Any improvement located
 upon the insured property, which constitutes a Mobile Home as
 defined in Chapter 801, Oregon Revised Statutes, is subject to
 registration and taxation as therein provided and as provided by
 Chapter 308, Oregon Revised Statutes. 4) Easement as shown on
 the plat: For: 50 foot drainage easement. 5) Easement as shown
 on the plat: For: Road Easements, Affects: Westerly and
 Northerly boundaries. 6) Easement as shown on the plat; for: 8
 foot and 16 foot utility easements. 7) Conditions and
 Restrictions in Deed: Recorded: May 27, 1959 in Book 321 at
 page 474.

 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
 \$57,000.00.

 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 6th day of September, 1990.

 x Denny R. Zillmer
 DENNY R. ZILLMER

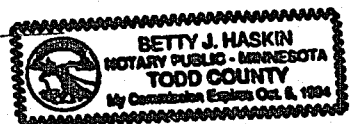
 STATE OF Minnesota County of Todd)ss.
 September 7, 1990

 Personally appeared the above named DENNY R. ZILLMER and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me:

Notary Public for

My Commission Expires:

Betty J. Haskin
Todd Co
10/5/94


'90 SEP 12 AM 9 06

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Sept. A.D., 19 90 at 9:06 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 18368.

Evelyn Biehn County Clerk
By Pauline Mullendare

FEE \$33.00

