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#01035659
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Harold M. Chevrier
4849 Glenwood
Klamath Falls, OR. 97603

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

MICHAEL G. ZAKOUR and CHRISTINE J. ZAKOUR, husband and wife
hereinafter called GRANTOR(S), convey(s) to HAROLD M. CHEVRIER
and SHARON G. CHEVRIER, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 21 in Block 7, Tract No. 1035, GATEWOOD, in the County of
Klamath, State of Oregon.

Code 63, Map 3909-14AB, TL 4500.

"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." *He Sc*

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 Gatewood. 4) Mortgage, including the terms and
provisions thereof, in favor of State of Oregon, represented
and acting by the Director of Veterans' Affairs, recorded
January 25, 1977 in Book M-77, page 1351 and two subsequent
Assumption Agreements recorded December 17, 1985 in Book M-85,
page 20512 and recorded April 8, 1987 in Book M-87, page 5881,
which Mortgage the Grantees herein DO NOT agree to assume and
pay and Grantors hold Grantees harmless therefrom. 5) Trust
Deed, including the terms and provisions thereof, in favor of
Michael L. Schneyder and Carolyn J. Schneyder, husband and wife,
recorded December 17, 1985 in Book M-85, page 20514, which
Trust Deed the Grantees herein DO NOT agree to assume and pay
and Grantors hold Grantees harmless therefrom.,

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
\$64,000.00.

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 14th day of September, 1990.

Michael G. Zakour
MICHAEL G. ZAKOUR

Christine J. Zakour
CHRISTINE J. ZAKOUR

STATE OF OREGON, County of Klamath)ss.

On this 15th day of September, 1990, personally appeared the
above named MICHAEL G. ZAKOUR and CHRISTINE J. ZAKOUR and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Barlene P. Addington
Before me, *Barlene P. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 26th day
of Sept. A.D., 19 90 at 11:59 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 19416.
Evelyn Biehn - County Clerk
By Pauline M. Biehn

FEE \$33.00

