

#01036037  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
JERRY GAGE  
LORETTA GAGE  
1139 PIPPIN CIRCLE  
SANTA ROSA, CA 95409

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

BILL E. LORD AND MADELYN M. LORD also known as MADELYNN M. LORD,  
HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to  
JERRY GAGE AND LORETTA GAGE, HUSBAND AND WIFE hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

The S 1/2 NE 1/4 SE 1/4 SE 1/4, Section 12, Township 40 South,  
Range 7 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

SAVING AND EXCEPTING the West 33.30 feet thereof and the North  
30.0 feet thereof.

CODE 107 MAP 4007-12D0 TL 1400

"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."

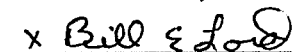
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Rights of the public  
in and to any portion of the herein described premises lying  
within the boundaries of roads or highways. 2) Subject to rules  
and regulations of Fire Patrol District. 3) Declaration of  
Conditions and Restrictions, but omitting any restrictions based  
on race, color, religion or national origin appearing of  
record: Recorded on July 18, 1972 in Book M-72 at page 7848.  
4) Any improvement located upon the insured property, which  
constitutes a mobile home as defined by Chapter 801, Oregon  
Revised Statutes, is subject to registration and taxation as  
therein provided and as provided by Chapter 308, Oregon Revised  
Statutes. 5) Easement, including the terms and provisions  
thereof: For: Water line; Granted to: Richard Freitas and  
Nancy Freitas, husband and wife, recorded on February 21, 1980  
in book M-80 at page 3439. 6) Easement, including the terms and  
provisions thereof: For: Water line; Granted to: Richard  
Freitas and Nancy Freitas, husband and wife, recorded on October  
13, 1986 in Book M-86 at page 18664. 7) Agreement, including  
the terms and provisions thereof: Regarding: Water line;  
Between: Bill E. Lord and Madelyn Lord, husband and wife;  
recorded on October 13, 1986 in Book M-86 at page 18665.

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  
\$37,500.00.

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 24th day of January, 1991.

x   
BILL E. LORD

  
MADELYN M. LORD

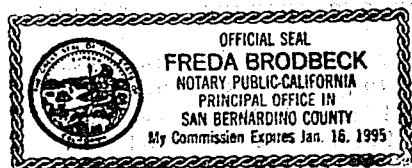
3166

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JANUARY 30, 1991.

Personally appeared the above named BILL E. LORD AND MADELYN M. LORD and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Freda Brodbeck  
Notary Public for OREGON State of California, County of San Bernardino  
My Commission Expires: 01-16-1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
of Feb. A.D., 19 91 at 10:33 o'clock A M., and duly recorded in Vol. M91,  
of Deeds on Page 3165.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullender

THIS DEED WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 21ST DAY OF FEBRUARY, 1991, AT 10:33 A.M., AND WAS DULY RECORDED IN VOLUME M91, PAGE 3165.

THE DEED WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 21ST DAY OF FEBRUARY, 1991, AT 10:33 A.M., AND WAS DULY RECORDED IN VOLUME M91, PAGE 3165.

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WITNESSETH INC  
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