

**KNOW ALL MEN BY THESE PRESENTS, That**  
**STEVEN J. NEWMAN and JODIE L. NEWMAN, as tenants by the entirety**  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
**STEVEN J. ZELNAR and ANNE ZELNAR, husband and wife** \_\_\_\_\_, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:  
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

## MOUNTAIN TITLE COMPANY

*"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 those apparent upon the land, if any, as the date of this deed.*

except those apparent upon the land, if any, as 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 \$ 30,500.00

*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 29th day of April, 1991, 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.

STATE OF OREGON,  
County of Klamath  
April 29, 1991

STEVEN J. NEWMAN  
JODIE L. NEWMAN

Personally appeared the above named  
STEVEN J. NEWMAN  
JODIE L. NEWMAN

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their voluntary act and deed

Before me: Kristi L. Red  
Notary Public for Oregon  
My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_ president, and by \_\_\_\_\_  
secretary of \_\_\_\_\_

*a \_\_\_\_\_ corporation, on behalf of the corporation.*  
*Notary Public for Oregon \_\_\_\_\_*  
*My commission expires: \_\_\_\_\_ (SEAL)*

STEVEN J. NEWMAN and JODIE L. NEWMAN  
202 LINCOLN ST.  
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS  
STEVEN J. ZELNAR and ANNE ZELNAR  
6727 EBERLEIN  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

STEVEN J. ZELNAR and ANNE  
6727 EBERLEIN  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

STEVEN J. ZELNAR and ANNE ZELNAR  
6727 EBERLEIN  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

**STATE OF OREGON.** SS.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 4 and 5, Block 40, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and a portion of Lot 6, Block 16 of EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the most Westerly corner of Lot 5, Block 40 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along the Southerly line of Lincoln Street 66 feet; thence Southeasterly parallel with Second Street 70 feet; thence Southwesterly and parallel with Lincoln Street 66 feet to the Easterly line of Second Street; thence Northwesterly along the Easterly line of Second Street 70 feet to the place of beginning.

SUBJECT TO: Trust Deed (including terms and provisions) dated April 14, 1980 and recorded April 21, 1980, in Volume M80 at page 7434, Microfilm Records of Klamath County, Oregon, wherein the beneficiary is Peoples Mortgage Company, a Washington corporation and was assigned to Housing Division, Department of Commerce, State of Oregon with instrument recorded April 25, 1980 in Volume M80 at page 7781, Klamath County, Oregon. The above Grantor does hereby agree to assume and to pay in full this obligation and to hold the seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
of April A.D., 19 91 at 3:58 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 7935

FEE \$33.00

Evelyn Biehn - County Clerk  
By Pauline Muelendore