



WARRANTY DEED

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ASPEN TITLE #01043538

AFTER RECORDING RETURN TO:
GERALD A. & LOUISE L. PAGEP.O. Box 543
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDALLAS HENRY GIVAN hereinafter called GRANTOR(S), convey(s) to
GERALD A. PAGE AND LOUISE L. PAGE, HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:Lots 7, 8, 9, 10, 11, and the Northerly 15 feet of Lots 12 and
13, Block 39, HILLSIDE ADDITION to the City of Klamath Falls,
County of Klamath, State of Oregon.CODE 1 3809-28BC TAX LOT 100
CODE 1 3809-28BC TAX LOT 200
CODE 1 3809-28BC TAX LOT 300
CODE 1 3809-28BC TAX LOT 400

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, AND Trust Deed, including
the terms and provisions thereof, recorded January 21, 1992, in
Volume M92, page 1181, Mortgage Records of Klamath County,
Oregon, in favor of The Estate of Charles L. Daniels, Jr., as to
an undivided 1/2 interest and Mary Z. Daniels, as to an
undivided 1/2 interest, which Trust Deed Grantee DOES agree to
assume and pay according to the terms and provisions contained
therein, AND Trust Deed, including the terms and provisions
thereof, recorded September 15, 1994, in Volume M94, page 29036,
in favor of Klamath First Federal Savings and Loan Association,
which Trust Deed Grantee DOES NOT agree to assume and pay.
Grantor hereby holds Grantee harmless,

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
\$490,000.00, paid by an accommodator pursuant to a 1034
exchange.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 28th day of August, 1995.

Dallas Henry Givan
DALLAS HENRY GIVAN

STATE OF OREGON, County of Klamath)ss.

WITNESSED BY:

On August 31, 1995, personally appeared DALLAS HENRY GIVAN
who acknowledged the foregoing to be his voluntary act and deed.

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