08-31-95P03:50 RCVD



5497

WARRANTY DEED

Vol M25 Page

ASPEN TITLE #01043538

AFTER RECORDING RETURN TO: GERALD A. & LOUISE L. PAGE 543 Ja math Falls, OR 9760/

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

DALLAS 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. y Levan 634 in in the St

allas Henry DALLAS HENRY VAN GZ

STATE OF OREGON, County of Klamath)ss. 研究员员员的主要。 的复数计

On Stug ust 31 , 1995, personally appeared DALLAS HENRY GIVAN On <u>Atransk Sf</u>, 1995, personally appeared DALLAS HENRY GIVAN who acknowledged the foregoing to be his voluntary act and deed Continued on next page

5407



RANKARY (SECO

每每4盏等440.5F116.48 G - K67.47

NAL

23635

ASPEN TITLE HOLOA3538

ELEALD A. & LOUISE L. PAGE AFTER RECORDING RETURN TO:

SAMELAS ACOVE STATEMENTS TO THE FOLLOWING ADDRESS: UNTIL A CHANGE IS REQUESTED ALL TAX

DALLAS HENRY CIVAN Receind ter called GRAMFLR(S). Contraction GERALD A. PAGE AND LOUTEE L. PAGE, HUSSARD AND RAU THE DEFINITION called GRAMIFE(S). all that reci property situated to a Googe of KLANATH, State of Gregon, described set

County of Klamath, State of Bregon. Lots 7, 8, 9, 10, 11, and the Northerly 15 four of Lots 12 to 13, 13, Block 39, HitlsIDE ADDITION to the City of Kinestn Addition

CODE 1 3805-2886 TAX LOT 400 CDOE 1 3809-288C 1AX LOT 100 CDOE 1 3809-288C 1AX LOT 200 CDOE 1 3809-288C 1AX LOT 300

Grantar anuan maide fire ar bu

"INIS INSTRUMENT WILL NOT ALLOW DAS OF THE FROTERIA HERCPIALE IN THIS INSTRUMENT IN VIOLATION OF APPLICADLE LANG DIS 14.5 RECOLATIONS. BEFORE STORING OR ACCEPTING THIS INSTRUMENT PERSON ACCULRING FEE TITLE TO THE PROPERTY SHOULD STORY ALL APPROPRIATE CITY OR COUNTY FLAMMING PERSENDEDT IN VILLE APPROPRIATE CITY OR COUNTY FLAMMING PERSENDEDT IN VILLE APPROPRIATE CITY OF COUNTY FLAMMING PERSENDEDT IN VILLE

in favor of Klamath First Federal Savings and tear theory Which Trust Deed Grantee 905% KOI agres to actual part and Grantee parabulation federations assume and puy according to the terms and provisions thus the therein, AND Trust Deed, including the terms why provise an thereof, recorded September 15, 1994, in Volume Sbills the in Favor of Klawath Firet Fadoral Sevince and Los logari undivided 1/2 interest, which Trust Deed Grantes CST. These Oregon, in favor of the Satate of Charles L. Davis, an undivided L/2 interest and Hary Z. Daniels, as y and coverent(s) that granter is the concered the coverents, second all encoundrances except coverents, second (s) all encoundrances except coverents, second is the coverent coverents, second, if any, and apparent upon the lane, contracts, so at the terms and provisions thereof, recorded in the factors index and second. All encountry is the terms and provisions thereof, recorded lane, second the lane, and apparent upon the lane, contracts, so at the terms and provisions thereof, recorded lane, second and apparent to a lane. All factors is the terms and provisions thereof, recorded lane, second and apparent to a lane. All factors is the terms and provisions thereof. All factors of seconds of the late of the late of the factors of the terms of the factors of the late of the late

| STATE (   | )F OREGON: CO     | UNTY OF KL | AMATH: ss.  |          |                         |                      |   |
|-----------|-------------------|------------|-------------|----------|-------------------------|----------------------|---|
| T         | meand at request  | of         | Aspen Title | the      |                         | day                  |   |
| Filed for | record at request | A.D., 19   |             | o'clockP | M., and duly recorde    | d in Vol. <u>M95</u> | , |
| 01        |                   | of         | Deeds       | on Pa    | $age \underline{23675}$ | K County Clark       |   |
|           |                   |            |             | X        | Bernetha G. Letse       | n, County Clerk      |   |
| FEE       | \$35.00           |            |             | Ву       | man V                   | usag                 |   |
|           |                   |            |             |          |                         | Ū                    |   |

|            |                                                                 | buro6a in     | the second s | ed philids HERPY<br>Journey's sol an<br>Durney's page                      | 23676     |
|------------|-----------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------|
| on Active  | and P. S. C. S. C.                                              | 35, persun    | ally appear                                                                                                    | OFFICIAL SEAL                                                              |           |
| WARRANTY   | DREED<br>DREEDA: Coun                                           | ty of Klaw    | esth) 55 ( MA                                                                                                  | NOTARY PUBLIC - OREGO<br>COMMISSION NO. 02223<br>COMMISSION EXPIRES MAR 22 | 8         |
| War        | line & A                                                        | Idington      | <b>)</b>                                                                                                       | -                                                                          |           |
| M∕v∿Comini | Dublicator ORE<br>ission Expires<br>1 get of Vado<br>22 MAEKEDE | s: <u></u> ee | 2-97                                                                                                           | •<br>•                                                                     | et et al. |