



## WARRANTY DEED

ASPEN TITLE #05044140

AFTER RECORDING RETURN TO:  
PAUL AMSTUTZ

LEZLIE C. SMITH-AMSTUTZ

1401 Wild Plum St  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MARK GORDON HERON AND CRISELDA HERON, hereinafter called  
GRANTOR(S), convey(s) to PAUL AMSTUTZ AND LEZLIE C.  
SMITH-AMSTUTZ, HUSBAND AND WIFE hereinafter called GRANTEE(S),  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

Tracts 8 and 8B of LAKESHORE GARDENS, in the County of Klamath,  
State of Oregon.

LESS AND EXCEPT that portion of Tract 8B which was deeded to the  
City of Klamath Falls by instrument recorded October 23, 1974  
in Volume M-74 at page 13973.

CODE 190 MAP 3808-25DA TAX LOT 1400  
CODE 190 MAP 3808-25DA TAX LOT 2600

"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 subject to a Trust  
Deed, including the terms and provisions thereof, on said  
property in the original face amount \$112,200.00, executed by  
Grantors herein on December 17, 1993, in favor of Award Mortgage  
Inc., as security for a loan guaranteed (or insured) by the  
Secretary of Veterans Affairs under 38 U.S. Code 1810, as  
amended, said Trust Deed being recorded on December 28, 1993, in  
Volume M-93, page 34826, of the records of Klamath County,  
Oregon State, upon which loan there is an unpaid indebtedness  
which the grantee hereby assume and agree to pay as part of the  
purchase price; and grantees also hereby assume all obligation  
of Mark Gordon Heron & Criselda Heron, under the terms of the  
instruments creating and securing the loan described above to  
indemnify the Secretary of Veterans Affairs to the extent of any  
claim because of the guaranty or insurance as said loan, and  
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 \$124,000.00.

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 27th day of DECEMBER 1995.

Mark Gordon Heron  
MARK GORDON HERON

Criselda Heron  
CRISELDA HERON

STATE OF OREGON

County of MULTNOMAH

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11-22-68