

08 SEP 29 PM 1:29

OK ATO 57801

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD G. PAGE & YVONNE F. PAGE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN KROUSE the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lots 37 and 38, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 014BB 02500

State of Oregon, County of Klamath  
Recorded 09/29/03 1:29 p m  
Vol M03 Pg 72306  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances covenants, conditions, restrictions, easements, those of record and apparent to the land as of 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 \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 23 day of January, 1989; 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.

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.

Donald G. Page

Yvonne F. Page

STATE OF OREGON, Washington

County of KITSAP

JANUARY 23, 1989

STATE OF OREGON, County of

19

Personally appeared

and who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon WASHINGTON

My commission expires: 2/12/91

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Page

20740 Gala Way, N.E.

Poulsbo, WA 98370

GRANTOR'S NAME AND ADDRESS

Krouse

11490 New Avenue

Gilroy, CA 95020

GRANTEE'S NAME AND ADDRESS

After recording return to:

Krouse

above address 119 Crescent Ct.  
Scotts Valley, CA 95066

NAME, ADDRESS, ZIP

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

Krouse Phillip Mardini

above address 3939 So. 6th St #239  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy