

76091

APPRANTY DEED

Vol. ^m 79 Page 28718.

KNOW ALL MEN BY THESE PRESENTS, that ROBERT BAUGH, by Georgia S. Baugh, his conservator, and GEORGIA S. BAUGH, do hereby convey all that real property situated in State of Oregon, County of Jackson, to JOSEF FRANKE and AILEEN FRANKE, husband and wife, said real is described as:

Lot 141 of THIRD ADDITION TO SPORTSMAN PARK,
according to the official plat thereof on file
in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO:

1. 1976-77 Taxes: PAID
2. Agreement between Herbert Fleishhacker and May Belle Fleishhacker, husband and wife, and the California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924, in Deed Volume 63, page 460, records of Klamath County, Oregon, relative to the raising and/or lowering of the water of Upper Klamath Lake between the elevations of 4137 and 413.3 feet above sea level.
3. Agreement between the Klamath Development Co., a corporation and Herbert Fleishhacker, dated January, 1917, recorded August 15, 1917, in Miscellaneous Volume 3, page 275, records of Klamath County, Oregon, granting "The perpetual right to maintain said pipe line extending from that certain reservoir or water tank situate in the SE1/4NW1/4 Section 3, Township 36 South, Range 6, E.W.M., approximately 200 feet from the head of Pelican Creek and leading across the NE 1/4 of Section 3 aforesaid and Lot 4 of Section 2, said Township and Range to the lands of said Second Party situate in said Lot 3 of Section 2."
4. Easement, including the terms and provisions thereof, as reserved in deed from Gus G. Johnson and Olive M. Johnson, husband and wife, to Robert Sloan and Peggy M. Sloan, dated February 16, 1948, recorded September 1, 1953, in Deed Volume 262, page 581, records of Klamath County, Oregon, as follows: ".... also the right to build necessary dike, drainage, and irrigation ditches and locate a pumping plant on the NE 1/4 SW 1/4 of Section 3, Township 36 South Range 6 E.W.M., and on the SW 1/4 NE 1/4 of Section 3, Township 36 South Range 6 E.W.M."
5. Grant of Right of Way, including the terms and provisions thereof, given by Olive M. Johnson, a widow, to The California Oregon Power Company, a California corporation, dated November 3, 1955, recorded November 8, 1955, in Deed Volume 279, page 99, records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of Third Addition to Sportsman Park, as follows: "... subject to a 10 foot building set back line on the front of all lots and an 8 foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide for ingress and egress for maintenance and constructions of such utilities, no structure being permitted and any plantings placed upon said easement shall be placed at the risk of the owner."

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7. Agreement, including the terms and provisions thereof, by and between Ray Baugh and Judith Baugh, his wife; James A. Jeffery and Irene Jeffery, his wife; and John Kelleher and Anna Kelleher, his wife, dated October 19, 1966, recorded April 24, 1973, in Volume M73, page 4904, Microfilm records of Klamath County, Oregon, concerning the maintenance and operation of a water well situate on Lot 141, Third Addition to Sportsman Park.

8. Reservations and Restrictions contained in deed from Peggy M. Stivers, et al., to Robert Baugh and Georgia S. Baugh, husband and wife, dated July 2, 1974, recorded July 11, 1974 in Deed Volume M74 page 8484, Microfilm records of Klamath County, Oregon.

and covenant that grantor is the owner of the above described property free of all encumbrances except as shown above, and will warrant and defend the same against all persons who may lawfully claim the same.

The true and actual consideration for this transfer is the sum of \$9,500.00.

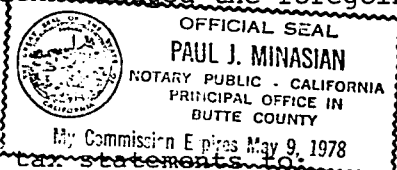
DATED this 28th day of ^{January}~~November~~, 1977.

GRANTORS: Robert Baugh by Georgia S. Baugh Cons.
ROBERT BAUGH, by Georgia S. Baugh,
his conservator

Georgia S. Baugh
GEORGIA S. BAUGH

STATE OF CALIFORNIA)
County of Butte) ss.

Before me appeared on this 28th day of ^{January}~~November~~, 1977, Robert Baugh, by Georgia S. Baugh, his conservator, and Georgia S. Baugh, and acknowledged the foregoing to be their voluntary act and deed.



Paul J. Minasian
Notary Public for State of California
My commission expires: May 9, 1978

Mail tax statements to:
Josef E. and Aileen Franke
c/o Bruce Bauer
767 S. Riverside
Medford, Oregon 97501

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of December A.D., 19 79 at 2:01 o'clock P M., and duly recorded in Vol. M79 of Deeds on Page 28710.

FEE \$7.00

WM. D. MILNE, County Clerk
By Bernetha Hellock Deputy

CRATER TITLE INSURANCE CO.
P. O. BOX 336
MEDFORD, OREGON 97501