

53194

M-29118

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Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

WILLIAM H. FERGUSON

convey(s) to EDMOND W. ANDERSCH and BARBARA A. ANDERSCH, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lots 92 - 98 inclusive, plus the 40 foot wide private service road
easement lying adjacent to above lots as designated on the plat, all
in BALSIGER TRACTS, in the County of Klamath, State of Oregon.

[Signature]
B.A.A.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

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 \$ 132,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration which is the subject of this deed.~~ ~~(Indicate which is the case between the above and the above.)~~ ~~See Oregon 93.000.~~

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 28 day of August, 19 85.

[Signature]
William H. Ferguson

STATE OF OREGON, County of Klamath Jackson) ss.
On this 30th day of August, 19 85.

Personally appeared the above named William H. Ferguson
Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Leone S. Smith
Notary Public for Oregon
My Commission Expires: 8-19-88

William H. Ferguson

GRANTOR'S NAME AND ADDRESS

Edmond W. Andersch

Barbara A. Andersch

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edmond W. and Barbara A. Andersch

2301 Linda Vista Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Edmond W. & Barbara A. Andersch

2301 Linda Vista Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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 document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____

Deputy

SEP 12 AM 11 30

Exhibit "A"

14730

Subject To:

1. Regulation, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Balsiger Tracts.
4. An easement created by instrument, including the terms and provisions thereof,
Dated : November 5, 1946
Recorded : November 18, 1946
Book : 198
Page : 408
In favor of : The California Oregon Power Company, a
California Corporation
For : Transmission of Water
5. Rights of the public in and to the 40 foot wide public service road easement designated on the plat of Balsiger Tracts.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 85 at 11:30 o'clock A M., and duly recorded in Vol. 12th day
of Deeds on Page 14729 M85

FEE \$8.00

Evelyn Biehn, County Clerk
By 