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#S30056



Aspen

TITLE &amp; ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 12566

HARVEY CLARENCE BORGMAN

convey(s) to BRANT A. BALDINI and NANCY BALDINI, husband and wife, hereinafter called grantor,County of Klamath

, State of Oregon, described as:

Lots 16 and 17, HARRIMAN PARK, in the County of Klamath, State of Oregon.

"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."

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 SEE ATTACHED EXHIBIT "A"

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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) the whole consideration

In construing this deed and where the context so requires, the singular includes the plural. 19 86 IN WITNESS WHEREOF, the grantor has executed this instrument this 11<sup>th</sup> day of July

*Harvey Clarence Borgman*

STATE OF OREGON, County of Klamath )ss.  
On this the 11<sup>th</sup> day of July, 19 86

Personally appeared the above named Harvey Clarence Borgman and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Susan  
Notary Public for Oregon  
My Commission Expires: 8-27-88

Harvey Clarence Borgman  
863 Lakeshore Drive  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Brant A. & Nancy Baldini  
2430 Berkeley  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Brant A. & Nancy Baldini  
2430 Berkeley  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Brant A. & Nancy Baldini  
2430 Berkeley  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/roll/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.

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

EXHIBIT "A"

SUBJECT TO:

12567

1. Restrictions as shown on the recorded plat.
2. Agreement for the control of water, including the terms and provisions thereof, recorded February 15, 1924 in Book 63 at page 459, from Herbert Fleishhacker, et us., to Pacific Power & Light Company.
3. Covenants, easements and restrictions, recorded June 22, 1956 in Book 284 at page 304 and amended August 30, 1956 in Book 286 at page 286.
4. Agreement concerning the operation of the dam and control of water levels of Upper Klamath Lake; and to Agreement recorded in Volume 258 at page 287 as amended and corrected by agreement recorded in Volume 280 at page 140, as disclosed by Warranty Deed recorded August 25, 1969 in Book M-69 at page 7330.
5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ July \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 86 at \_\_\_\_\_ 3:46 o'clock \_\_\_\_\_ P M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ DEEDS \_\_\_\_\_ on Page \_\_\_\_\_ 12566

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_