

M-30116

64190

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 13331

ELIZABETH ANN HANBY aka ELIZABETH ANN DE LOTEL

convey(s) to DAVID W. BAUMGARDNER and SHARON L. BAUMGARDNER, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 10, Block 16, FIRST ADDITION TO KLAMATH RIVER ACRES, in the  
County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of First Addition to Klamath River Acres.
2. Subject to rules and regulations of Klamath River acres Road District.
3. Subject to rules and regulations of Fire Patrol District.
4. Right of way, including the terms and provisions thereof:  
For : Electric transmission line  
Granted to : The California Oregon Power Company  
Recorded : November 16, 1956  
Book : 288  
Page : 72

"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 those set out above

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. ~~THE GRANTOR HAS RECEIVED THE WHOLE CONSIDERATION~~  
~~Indicate which (1) Date between symbols if not applicable (See ORS 93.030)~~

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 29 day of July,  
19 86.

Elizabeth Ann DeLotel  
Elizabeth Ann Hanby aka Elizabeth  
Ann DeLotel

STATE OF OREGON, County of Klamath  
On this 29th day of July, 19 86 ss.

Personally appeared the above named Elizabeth Ann Hanby aka Elizabeth Ann DeLotel  
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Barlene L. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Elizabeth Ann Hanby aka  
Elizabeth Ann DeLotel

GRANTOR'S NAME AND ADDRESS

David W. Baumgardner  
Sharon L. Baumgardner

GRANTEE'S NAME AND ADDRESS

After recording return to:

David W. & Sharon L. Baumgardner  
P. O. Box 1145  
Klamath Falls, Oregon 97601

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

David W. and Sharon L. Baumgardner  
P. O. Box 1145  
Klamath Falls, Oregon 97601

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument  
was received for record on the 29th day  
of July, 19 86,  
at 2:36 o'clock P.M., and recorded  
in book/reel/volume No. M86 on  
page 13331 or as document/fee/file/  
instrument/microfilm No. 64190,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee: \$10.00

By Ann Smith Deputy

JUL 29 PM 2 36