

65108


**Aspen**  
 TITLE & ESCROW, INC.
Vol. MSR Page 15091

M-30070

**WARRANTY DEED (INDIVIDUAL)**

E. WILLARD CEDARLEAF and VIOLA S. CEDARLEAF, husband and wife

 convey(s) to ACHIM BASSLER and ARLETTE BASSLER, husband and wife, hereinafter called grantor,  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:

 Lots 77, 78, 79, and 80, BALSIGER TRACTS, 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 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 \$ 100,000.00. However, the actual consideration is the value of the property as determined by the county assessor's office and is not to be considered part of the consideration.

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 6TH day of August, 19 86.

E. Willard Cedarleaf  
 E. Willard Cedarleaf

Viola S. Cedarleaf  
 Viola S. Cedarleaf
STATE OF OREGON, County of Klamath )ss.On this 6TH day of August, 19 86.

Personally appeared the above named E. Willard Cedarleaf and Viola S. Cedarleaf, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene P. AddingtonNotary Public for OregonMy Commission Expires: 3-22-89E. Willard CedarleafViola S. Cedarleaf

GRANTOR'S NAME / NO ADDRESS

Achim BasslerArlette Bassler

GRANTEE'S NAME / NO ADDRESS

After recording return to:

Achim Bassler & Arlette Bassler  
3927 So. 6th Street  
Klamath Falls OR 97603  
 NAME, ADDRESS, ZIP

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

Achim Bassler & Arlette Bassler  
3927 So. 6th St.  
Klamath Falls OR 97603  
 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/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

## EXHIBIT "A"

SUBJECT TO:

15092

1. Conditions, restrictions as shown on the recorded plat of Balsiger Tracts, as follows:

- (a) the primary use of the land herein platted is for commercial and industrial purposes.
  - (b) Any lot to be used for residential purposes is restricted to one residential building to each lot, such residence to contain not less than 720 square feet of foundation area, excluding garage and storage areas, and to be so constructed and of an architectural standard not less than those minimums defined by the National Housing Agency for purposes of once living unit, said residence to be built not closer than 25 feet to the street and not closer than 5 feet to the side lines of the lots.
  - (c) Each portion of the "Private service road easement" abutting lots 55 to 98 inclusive, is owned in fee by the lot upon which it abutts, but subject to the use of the owners of all of said lots.
  - (d) Septic tanks shall be constructed in strict accordance to the specifications of the State Board of Health.
  - (e) Each lot shall be subjected to its proportionate share on a foot frontage basis of all improvements desired by two-thirds of the ownership on a foot frontage basis, of all lots directly affected by any such proposed improvements.
  - (f) Utilities to serve the lots in this area shall be constructed in the alleys.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. 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, and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
4. Easement, including the terms and provisions thereof:
- |            |   |  |
|------------|---|--|
| Granted to | : | The California Oregon Power Company, a corporation |
| Dated      | : | November 5, 1946                                   |
| Recorded   | : | November 18, 1946                                  |
| Book       | : | 198  |
| Page       | : | 408  |

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of August \_\_\_\_\_ A.D. 19 86 at 3:59 o'clock P M., and duly recorded in Vol. M86  
 of \_\_\_\_\_ Deeds: \_\_\_\_\_ on Page 15091

FEE \$14.00

Evelyn Biehn, County Clerk  
 By [Signature]