

76238

S-31123

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

Vol. 1484 Page 11260

GREGORY W. LYNCH and PAMELA H. LYNCH, husband and wife  
convey(s) to BERNARD ROBERT BALSZ and DONNA JEAN BALSZ, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
Lot 14, Block 3, FIRST ADDITION TO BANYON PARK, known as Tract  
No. 1087, 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 \$ 49,900.00. However, the actual consideration includes other property or value given or promised which is 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 17 day of June, 19 87.

Gregory W. Lynch  
Gregory W. Lynch

Pamela H. Lynch  
Pamela H. Lynch

STATE OF OREGON, County of Klamath

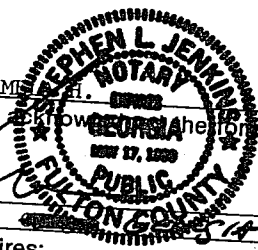
On this 17 day of June, 19 87.

Personally appeared the above named GREGORY W. LYNCH and PAMELA H. LYNCH, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for

My Commission Expires: 8/14



Gregory W. Lynch

Pamela H. Lynch

GRANTOR'S NAME AND ADDRESS

Bernard Robert Balsz

Donna Jean Balsz

GRANTEES NAME AND ADDRESS

After recording return to:

Bernard R. & Donna J. Balsz

4010 Klamath Street

Klamath Falls, OR 97603

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

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/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

11261

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Banyon Park.
2. Reservations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions, herein, if any, based on race, color, religion or national origin. (Covers additional Property)
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:  
 Recorded : December 23, 1974  
 Book : M-74  
 Page : 16182
4. 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 Original No. 30, recorded May 30, 1986 in Book M-86 at page 9346.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 26th day  
 of June A.D. 19 87 at 4:32 o'clock P.M., and duly recorded in Vol. M87  
 of Deeds on Page 11260.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By *[Signature]*