

85146



Aspen
TITLE & ESCROW, INC.

Vol 1988 Page 3461

WARRANTY DEED (INDIVIDUAL)

RICHARD L. BAUMAN and JANICE L. BAUMAN, husband and wife
convey(s) to ALFRED L. EDGAR and JUDY A. EDGAR, husband and wife
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

"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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (Delete 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 11th day of March, 19 88.

Richard L. Bauman
Janice L. Bauman

STATE OF OREGON, County of Klamath)ss.
March 11, 19 88.

Personally appeared the above named Richard L. Bauman and Janice L. Bauman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ronald A. Tucker
Notary Public for OREGON

My Commission Expires: 10-13-90

Richard L. & Janice L. Bauman

GRANTOR'S NAME AND ADDRESS

Alfred L. & Judy A. Edgar

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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 _____ of 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"

3462

A parcel of land being a portion of Government Lots 11 and 14, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of Lake Forest Road.

Beginning at the Northeast corner of the above described parcel, said beginning point also being the Northwest corner of Lot 51, Block 22, Tract 1113 - Oregon Shores - Unit 2; thence South 0° 09' 35" West along the Westerly line of said Block 22, a distance of 180 feet to a point; thence West 241 feet; thence North 0° 09' 35" East a distance of 180 feet to the South line of Lake Forest Road; thence East along said South line a distance of 241 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Reservations and restrictions, including the terms and provisions thereof, dated January 19, 1959 in Land Status Report in Book 308 at page 716, Deed Records of Klamath County, Oregon.
3. Conditions and Restrictions in Deed:

Recorded : April 20, 1981

Book : M-81

Page : 7036

As follows : Restriction that no overhead utility lines shall be allowed on the property and all utility lines shall be installed underground. Said restriction is to bind heirs, successors and assigns.

4. Easement, including the terms and provisions thereof:

For : Vehicular and public utility access

Recorded : May 10, 1984

Book : M-84

Page : 7786

Affects : Easterly 30 feet

Note: Easement document was not signed by vestee shown herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 11th day of March A.D., 19 88 at 4:12 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 3461.

FEE \$5.00

Evelyn Biehn, County Clerk

By P. Smith