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Vol. M88 Page 7702

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

E. T. CHARLES, JR. and VIRGINIA A. CHARLES, husband and wife  
convey(s) to RICHARD L. BAUMAN and JANICE L. BAUMAN, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

That portion of Government Lot 14 of Section 18, Township 35 South, Range 7 East of the Willamette meridian, in the County of Klamath, State of Oregon, lying East of State Highway No. 427, more particularly described as follows:

Beginning at the Northeast corner of the above described parcel, said beginning point also being the Southeast corner of parcel of land deeded to Alfred L. Edgar and Judy A. Edgar in Volume M-88 at page 3461 on March 11, 1988, said point lying S0°09'35" W, 180 feet from the Northwest corner of Lot 51, Block 22, Tract 1113 - Oregon Shores - Unit 2; thence continuing S0°09'35" W along the Westerly line of said Block 22, a distance of 180 feet to a point; thence West a distance of 241 feet; thence N0°09'35" E a distance of 180 feet to the Southerly line of parcel deeded in Volume M-88 at page 3461 on March 11, 1988, thence East along said Southerly line a distance of 241 feet to the point of beginning.

"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 OF RECORD AND THOSE APPARENT ON THE LAND

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 \$ to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 day of April, 19 88.

Wisconsin  
STATE OF OREGON, County of Ozaukee ss.  
On this 30<sup>th</sup> day of April, 19 88.

Personally appeared the above named E. T. Charles, Jr. and Virginia A. Charles and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for

My Commission Expires 9-18-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
HC 63 Box 450  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

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

Grantee  
As Above  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17<sup>th</sup> day of May, 19 88, at 10:59 o'clock A.M., and recorded in book/reel/volume No. M88 on page 7702 or as document/file/instrument/microfilm No. 87357, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha Heloch Deputy

Fee \$10.00

FORM 685-25M