



K-41709
STATUTORY WARRANTY DEED
(Individual or Corporation)

RICHARD L. BAUMAN AND JANICE L. BAUMAN

conveys and warrants to DAVID PITZER AND CAROL PITZER, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SEP 25 AM 10 55

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 35,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 13th day of September 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Richard L. Bauman
RICHARD L. BAUMAN

Janice L. Bauman
JANICE L. BAUMAN

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 22nd day of September 19 89
by RICHARD L. BAUMAN AND
JANICE L. BAUMAN

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon
My commission expires: _____

After recording return to:

Mr. & Mrs. David Pitzer
1441 Kimberly Dr.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

K-41709

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

That portion of Government Lots 11 and 14 lying East of State Highway #427 and South of Lake Forest Road, in Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following:

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 S. 0°09'35" W. along the Westerly line of said Block 22, a distance of 180 feet to a point; thence West 241 feet; thence N. 0°09'35" E. 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.

ALSO 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 M88 page 3461, on March 11, 1988, said point lying S. 0°09'35" W., 180 feet from the Northwest corner of Lot 51, Block 22, Tract 1113 - Oregon Shores - Unit 2; thence continuing S. 0°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 N. 0°09'35" E. a distance of 180 feet to the Southerly line of parcel deeded in Volume M88 page 3461 on March 11, 1988, thence East along said Southerly line a distance of 241 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day
of Sept. A.D., 19 89 at 10:55 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 18029.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore