

7982

DESSN



**Aspen**  
TITLE & ESCROW, INC.

WTC # 05034538  
WARRANTY DEED

Vol. m89 Page 22229

AFTER RECORDING RETURN TO:  
DONALD R. HOLMES  
MARY HOLMES  
5161 Merrill Ave.  
Riverside, Ca. 92504

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DANIEL BAUMANN hereinafter called GRANTOR(S), convey(s) to  
DONALD R. HOLMES AND MARY HOLMES, Husband and Wife hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

The SW 1/4 SW 1/4 SW 1/4 of Section 7, Township 40 South, Range  
8 East of the Willamette Meridian, in the County of Klamath,  
State of Oregon, LESS the Easterly 30 feet thereof deeded to  
Klamath County, recorded July 24, 1979 in Book M-79 at Page  
17530.

CODE 106 MAP 4008-700 TL 2100

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 2) Subject  
to rules and regulations of Fire Patrol District. 3) This  
property lies within and is subject to the levies and  
assessments of the Keno Pines Road District. 4) Declaration of  
Conditions and Restrictions, but omitting any restrictions based  
on race, color, religion or national origin appearing of record  
recorded July 18, 1972 in Book M-72 at page 7848. 5) Easement,  
including the terms and provisions thereof for electric  
transmission and distribution line in favor of Pacific Power &  
Light Co. and recorded October 27, 1988 in Book M-88 at page  
18135.

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  
\$30,000.00.

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 14th day of November 1989.

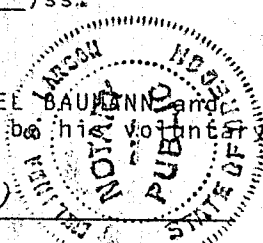
*Daniel Baumann*  
\_\_\_\_\_  
DANIEL BAUMANN

STATE OF OREGON, County of Josephine ) ss.

DATE November 15, 1989

Personally appeared the above named DANIEL BAUMANN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: *Melinda S. Larson*  
Notary Public for Oregon  
My commission expires: May 4, 1993



95 3 14 3 1 NOV 89

SSSSS

22230

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day  
of Nov. A.D., 19 89 at 3:56 o'clock PM., and duly recorded in Vol. M89  
of Deeds on Page 22229.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullendore

