



No. 01035586  
WARRANTY DEED

Vol. m90 Page 16965

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Leonard R. Putnam  
P.O. Box 940  
Klamath Falls, OR. 97601

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

DUANE BLACKMAN and DARLENE J. BLACKMAN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to LEONARD R. PUTNAM  
and MARY JEAN PUTNAM, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lots 3 and 4 in Block 3 of TRACT 1067, THE HIGHLANDS, in the  
County of Klamath, State of Oregon.

Code 222, Map 3910-10C0, Tls 1600 and 1800.

"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) Taxes for the  
fiscal year 1990-'91, a lien not yet payable. 2) Conditions and  
Restrictions as shown on the recorded plat of Tract 1067, The  
Highlands. 3) Subject to rules and regulations of Fire Patrol  
District. 4) Rules, regulations and statutory powers of Klamath  
Irrigation District and Pine Grove Highlands Road District. 5)  
This property lies within and is subject to the levies and  
assessments of the Pine Grove Highlands Road District. 6)  
Easement, including the terms and provisions thereof, recorded  
August 1, 1942 in Book 149, page 40. 7) Reservations and  
restrictions, including terms and provisions thereof, included  
in Deed recorded August 27, 1948 in Book 224, page 259. 8)  
Declaration of Conditions and Restrictions recorded July 3, 1973  
in Book M-73, page 8466.,

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  
Equitable Exchange.

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 21st day of August, 1990.

Duane Blackman  
DUANE BLACKMAN

Darlene J. Blackman  
DARLENE J. BLACKMAN

STATE OF OREGON, County of Klamath)ss.

August 23, 1990.

Personally appeared the above named DUANE BLACKMAN and DARLENE  
J. BLACKMAN and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me: W. Darlene J. Addington  
Notary Public for Oregon  
My Commission Expires: March 2000 1993.

WARRANTY DEED No. 01032586

135278  
169651  
Aspen  
TITLE & ESCROW, INC.

ALL INFORMATION RETURN TO:  
Mr. & Mrs. Leonard R. Rubin  
P.O. Box 948  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS IN THE FOLLOWING ADDRESS:  
TAMM & ALLEN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day  
of Aug. A.D., 19 90 at 11:11 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 16965  
By Evelyn Biehn County Clerk  
Darlene Blackman

FEE \$33.00

THIS INSTRUMENT WILL NOT ALLOW USE OR THE PROPERTY DESCRIBED IN  
HEREIN FOR THE PURPOSES OF APPLICABLE LAND USE LAWS AND  
ORDINANCES, INCLUDING BUT NOT LIMITED TO THE KLAMATH COUNTY  
ZONING ORDINANCES, UNLESS THE PROPERTY IS FIRST RECLASSIFIED  
BY THE KLAMATH COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROPRIATE ZONING OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES.

and conveyed that parcel is the owner of the above described  
property free of all encumbrances except (1) taxes for the  
fiscal year 1989-90, which have not yet been paid, (2) conditions and  
restrictions shown on the recorded plat of tract 100A, the  
plat of which is subject to rules and regulations of the Klamath  
County Planning Department, and (3) the Klamath County  
Zoning Ordinance, and the Grove Highlands Road District.  
(B) This property is subject to the Klamath County  
Zoning Ordinance, and the Grove Highlands Road District.  
(C) The Klamath County Planning Department, recorded  
in Book 144, page 144, case No. 1, reservations and  
restrictions, including forms and provisions thereof, included  
in this recorded instrument, 1984 in Book 224, page 203, (D)  
in Book 224, page 203, and restrictions recorded July 2, 1973  
in Book 224, page 203.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and valid consideration for this transfer is  
\$100,000.00.

In testimony whereof, this deed and where the context so requires, the  
words "we" and "us" have been used.

In witness whereof, the grantor has executed this instrument  
this 22nd day of August, 1990.

Darlene Blackman  
DARLENE BLACKMAN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Notarially appeared before me, the undersigned, a Notary Public in and for the State of Oregon, the persons named EVELYN BIEHN and DARLENE BLACKMAN, who acknowledged to me that they executed the foregoing instrument to be their voluntary act and deed.

[Signature]  
Notary Public in and for the State of Oregon

My Commission Expires 1993