

50453

'92 SEP 9 PM 3 44



TITLE &amp; ESCROW, INC.

AFTER RECORDING RETURN TO:  
 CHARLES L. GARDNER  
 8266 W. ZAYANTE  
 FELTON, CA 95018

02038912  
 WARRANTY DEED

Vol. m92 Page 20638

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

ERNEST E. BACHMAN AND SHIRLEY BACHMAN, HUSBAND AND WIFE  
 hereinafter called GRANTOR(S), convey(s) to CHARLES L. GARDNER  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of KLAMATH, State of Oregon, described as:

Beginning at a point on the East line of 10th Street 40 feet  
 Southeast of the Northwesterly corner of Lot 5, Block 57,  
 NICHOLS ADDITION TO KLAMATH FALLS, OREGON; thence Northeasterly  
 at right angles to 10th Street to the U. S. Government Canal  
 right of way; thence Southeasterly along said right of way a  
 distance of 44.09 feet; thence Southwesterly at right angles to  
 10th Street to the East line of said 10th Street; thence  
 Northwesterly along the East line of 10th Street 40 feet to the  
 point of beginning, being the central 40 feet of Lots 5 and 6,  
 of said Nichols Addition to Klamath Falls, Oregon, EXCEPT that  
 part heretofore deeded to the U. S. Government as canal right of  
 way, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Southeast 1 foot of the Northwest 80  
 feet of Lot 6, Block 57 of NICHOLS ADDITION, in the County of  
 Klamath, State of Oregon, which was conveyed to Sophie M. Lutman  
 by deed recorded May 16, 1968 in Book M-68 at Page 4438.

CODE 1 MAP 3809-29DC TL 8400

"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 covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and those apparent upon 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  
 \$16,000.00.

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 2nd day of September, 1992.

*Ernest E. Bachman*  
 ERNEST E. BACHMAN

*Shirley Bachman*  
 SHIRLEY BACHMAN

STATE OF OREGON, County of KLAMATH)ss.  
 Sept 3, 1992

Personally appeared the above named ERNEST E. BACHMAN AND  
 SHIRLEY BACHMAN and acknowledged the foregoing instrument to be  
 their voluntary act and deed.

*Sandra Handsaker*  
 Before me,  
 Notary Public for OREGON  
 My Commission Expires: 7/23/93

20639

Vol. 20639

RECEIVED

20639

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day  
of Sept. A.D., 19 92 at 3:44 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 20638

FEE \$35.00

Evelyn Biehn County Clerk

By

Caroline Mulendore