



WARRANTY DEED

#03044388

AFTER RECORDING RETURN TO:

ERNEST J. BORGMAN
5081 SOUTHVIEW DRIVE
KLAMATH FALLS, OR 97603

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

VIKI L. CARTER, hereinafter called GRANTOR(S), convey(s) to
ERNEST J. BORGMAN, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The N 1/2 of the SE 1/4 of Section 7, Township 36 South, Range
13 East of the Willamette Meridian, in the County of Klamath,
State of Oregon.

Code 8 Map 3613-700 TL 1200

TOGETHER WITH an easement for the purpose of utility
transmission, 15' wide (7 1/2' each side of center line).
BEGINNING at a point on the Western boundary, 80' North from
the SW corner of the above described property, thence in an
Easterly direction 1990' to a point 120' N of centerline of
existing road, thence in a Northeasterly direction to a point
on the Northern boundary where easement granted by Thomas J.
Rogers and Patricia A. Rogers recorded June 21st, 1996 in Book
M96 at page 18587, meets the property line. Also, a 15'
easement, for the same purpose, connecting this easement to the
North property line, West of and immediately adjacent to the
West side of the East 1/2 of the North 1/2 of the SE 1/4 of
Section 7, T36S, R13E, WM.

ALSO, an easement for the purpose of utility transmission, 15'
wide (7 1/2' each side of center line). BEGINNING at Pacific
Power Company pole no. B-4826 located in the SW 1/4 of Section
7, Township 36 South, Range 13 East, Willamette Meridian,
thence 270' Northerly to a point 170' West of the SW corner of
property herein described as N 1/2 of SE 1/4 Section 7, T36S,
R13E, WM, thence Northeasterly 183' to a point 80' N of the
same SW corner.

All directions and distances relating to easements subject to
minor adjustment to facilitate construction of powerline.

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 apparent upon the land, contracts and/or
liens for irrigation and/or drainage, and will warrant and
defend the same against all persons who may lawfully claim the
same, except as shown above.

AIKI L. CYNLER

The true and actual consideration for this transfer is
\$20,000.00.

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 19th day of June, 1996.

Continued on next page

96 JUN 21 P3:46

WARRANTY DEED
PAGE 2

West Hartford

same except as shown above, and

STATE OF OREGON
OF LEGISLATURE

and co-scientist (2) that identical is the owner of the "space" between

On June 21, 1996, VIKI L. CARTER personally appeared before me, who is personally known to me to be the signer of the above document and he/she acknowledged that he/she signed it.

document, and he/she acknowledged that he/she signed it.

Material Public For Freedom

My Commission Expires: January 31, 1998

THIS INSTRUMENT NOT FOR USE OF THE PROBATION DEPARTMENT

[illegible]

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title & Escrow the 21st day
of June A.D., 19 96 at 3:46 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 18593.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

SECTION 1' 1302' N13E' 111' NW
NEARLY SOUTHERLY 1106' NEARLY EAST AND UNDETERMINED DISTANCE TO THE
EASEMENT FOR THE SAME BALBOES' CONNECTING THIS EASEMENT TO THE
NAD 95 BOUND 1302' NEARLY THE SOUTHERLY 1106' 111' NAD 95
BOUNDARY AND DISTANCE 1' BOUNDARY DISTANCE 1106' 111' NAD 95
ON THE NORTHERLY BOUNDARY THESE EASEMENTS DISTANCE 1' FROM
EXISTING ROAD THEREIN IN A NORTHERLY DIRECTION TO A POINT
EASMENT DISTANCE 1106' TO A POINT 1302' NAD 95 CENTERLINE OF
THE 2M CORNER OF THE SPOKE 95-CLIPED BOUNDARY THEREIN IN AN
EASMENT AT A POINT ON THE NORTHERLY BOUNDARY 88' NAD 95
DISTANCE 12' MILE (1) 1302' EACH SIDE OF CENTER LINE
TOGETHER WITH AN EASEMENT FOR THE BALBOES OF NAD 95

CODE 8 WAB 3013-100 15 1300

2575 01 015087

TO EAST OF THE WILLAMETTE RIVER, IN THE CORNER OF SECTION 1,
THE N. 1/4S OF THE SE 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE

06201069 221

BL060614 21000000 IN THE COMPANY OF KLEBER (M. 21000000) OF CLEVELAND
EKLIER (M. 21000000) OF CLEVELAND (M. 21000000) OF CLEVELAND (M. 21000000)
LAKI (M. 21000000) OF CLEVELAND (M. 21000000) OF CLEVELAND (M. 21000000) OF CLEVELAND (M. 21000000)

24HE 02 080AE

STATEMENT IS TO THE FOLLOWING EFFECTS:
 THAT A CHANGE IS REQUESTED VFF 19X

REF ID: A67206

200T 2001HATEM ONLINE

ERREDA 1 BOBENEN

УЛИКЪ ВЕСОВОИЕ ВЕЛОИ 107
#0304400

LIFE 8: ESCOMB INC

WALKER LEED

50543

APR 1968