

38847

After recording return to:

Al & Jennifer Bilka

7341 S. 6th St.

Klamath Falls, OR 97601

Vol M96 Page 36954

MTC 360154S

-WARRANTY DEED-

BARBARA J. BAUMGARDNER, Grantor, warrants and conveys to
ALBERT P. BILKA and JENNIFER BILKA, husband and wife, Grantees,
the following described real property situate in Klamath County,
Oregon, free of all encumbrances, except as specifically set forth
herein, to-wit:

Lots 13 and 14 of Highland Park, according to the
official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon. EXCEPT
therefrom that portion conveyed to the State of Oregon,
by and through its State Highway Commission by
instrument recorded October 14, 1971 in Volume M71 at
page 10814, Microfilm Records of Klamath County, Oregon

SUBJECT TO:

1) Reservations, restrictions, easements, rights of
way of record and those apparent upon the land; rules
and regulations of water user and irrigation districts;
2) Reservations and restrictions in deed from Harold M
Mallory and Christine W. Mallory, husband and wife, to
H. McNoise and Eleanor McNoise, husband and wife, dated
March 17, 1954, recorded May 3, 1961 in Deed Volume 329
page 259, record of Klamath County, Oregon; 3) Subject
to a 20 foot building setback from South Sixth Street
as shown on dedicated plat; 4) Subject to irrigation
laterals over the Northeasterly portion of Lots 13 and
14 and over the Southeasterly portion of Lot 14 as
shown on dedicated plat; 5) Hereby dedicate, donate and
convey to the public for public use forever the roads
and the irrigation laterals (. . .) and drain shown
(. . .) on HIGHLAND PARK as platted hereon. Subject to
setback line shown on plat and easements over all lots
for future sewers and this plat is conditionally
approved; said approval being contingent upon and
subject to all of the terms and conditions of the
agreement of John Hasy and Nettie A. Hasy, his wife,
with the Enterprise Irrigation District dated March 4,
1941; 6) Reservations and restrictions as contained in
Deed recorded October 15, 1971 in Volume M-71, page
10814, Microfilm Records of Klamath County, Oregon,
wherein Richard M. Baumgardner and Barbara J.
Baumgardner, husband and wife, as Grantors and the
State of Oregon, by and through its State Highway
Commission is Grantee; 7) Indenture of Access,
including the terms and conditions thereof dated April
17, 1973, recorded April 24, 1973 in Volume M73, page
4885, Microfilm Records of Klamath County, Oregon by
and between The State of Oregon, by and through its
State Highway Commission and Richard M. and Barbara J.
Baumgardner.

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW411 PINE STREET
KLAMATH FALLS, OREGON 97601

96 NOV 25 AM 12:21

35

The true and actual consideration for this transfer is Fifty Nine Thousand Nine Hundred and no/100ths (\$59,900.00) DOLLARS.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A purchaser should check with the appropriate City or County Planning Departments to verify approved uses.

Until a change is requested, all tax statements shall be mailed to Grantees at: 7341 South Sixth Street, Klamath Falls, Oregon 97603.

DATED this 22nd day of February, 1985

Barbara J. Baumgardner

STATE OF OREGON)
) ss. February 22, 1985.
County of Klamath)

Personally appeared the above-named BARBARA J. BAUMGARDNER and acknowledged the foregoing instrument to be her voluntary act. Before me:

Ande Stelle
Notary Public for Oregon
My Commission expires: 7/13/85

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 25th day
of November A.D., 19 96 at 11:21 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 36954

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *Arthur Rosa*

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601