

2014-007955

Klamath County, Oregon



07/31/2014 08:59:01 AM

Fee: \$52.00

After Recording Return To:  
EDWARD P. FITCH  
FITCH LAW GROUP, PC  
210 SW 5<sup>th</sup> ST. STE. 2  
REDMOND, OR 97756

Unless Otherwise Requested, All  
Tax Statements Shall be Sent to:

Michael E. Ball and Casandra F. Ball

P.O. Box 31

MALDEN, CA 96058

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that VICTOR BORGHESI, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by MICHAEL E. BALL and CASANDRA F. BALL, hereinafter called the Grantee, does hereby convey and warrant free and clear of encumbrances except as specifically set forth herein unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 7, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to the exceptions set out on the attached Exhibit A.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

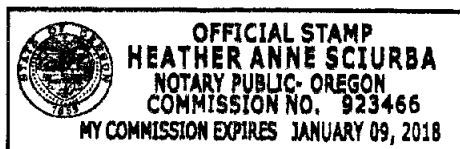
The true and actual consideration for this conveyance is \$10,000.00.

DATED this 24<sup>th</sup> day of July, 2014.

Victor Borghesi  
VICTOR BORGHESI

STATE OF OREGON            )  
                                      : ss.  
County of Klamath         )

Personally appeared before me on this 24<sup>th</sup> day of July the above-named VICTOR BORGHESI, and acknowledged the foregoing instrument to be his voluntary act and deed.



Heather Anne Sciurba  
Notary Public for Oregon

**EXHIBIT A  
EXCEPTIONS**

1. Taxes for the fiscal year 2014-2015, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
3. Covenants, conditions, restrictions, and easements as shown on recorded plat of Woodland Park. Reference is made to said plat for particulars.
4. Easements as dedicated or delineated on the recorded plat.  
For: Public utilities
5. Easements as dedicated or delineated on the recorded plat.  
For: Building setbacks
6. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: October 21, 1966  
Volume: M66, page 10198, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power and Light Co.

**EXHIBIT A**