

WARRANTY DEED

PAULA GERTRUDE ALLEN who took title as

42004

KNOW ALL MEN BY THESE PRESENTS, That

PAULA GERTRUDE MC ELROY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE D. BAUGHMAN and MARGARET A. BAUGHMAN, husband and wife the grantee, does hereby grant, bargain, sell and convey 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 21, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 24 day of October, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Paula Gertrude Allen  
PAULA GERTRUDE ALLEN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath  
October 24, 1984  
Personally appeared the above named  
PAULA GERTRUDE ALLEN

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:  
Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_ and  
who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Paula Gertrude Allen  
Rt. 5 Box 1138  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
Jimmie D. Baughman & Margaret A. Baughman  
403 Main  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.  
By \_\_\_\_\_  
Recording Officer  
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Reservations as contained in Deed recorded July 16, 1938, in Volume 116, page 513, Deed Records of Klamath County, Oregon, as follows:  
"Excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build, and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands nad premises adjoining the above described lands."
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 7, 1978

Recorded: September 11, 1978

Volume: M78, page 20039, Microfilm Records of Klamath County, Oregon

Amount: \$29,000.00

Grantor: Paula G. McElroy, acquired title as Paula G. Repp and James A. McElroy, wife and husband

Trustee: Mountain Title Company

Beneficiary: United States National Bank of Oregon, an association

The beneficial interest under said Trust Deed was assigned by instrument

Recorded: July 30, 1979

Volume: M79, page 18030, Microfilm Records of Klamath County, Oregon

To: Commerce Mortgage Company

The Grantees named on the reverse side of this Deed hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 9th day of October A.D. 19 84

at 1:52 o'clock P M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00