

WARRANTY DEED

81540

MTC-18722P

KNOW ALL MEN BY THESE PRESENTS, That

BARBARA J. BAUMGARDNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. STEINBOCK & JANIE L. STEINBOCK, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

SUBJECT TO: Liens and encumbrances of record including Mortgage in favor of Klamath First Federal Savings & Loan Association, which buyers herein agree to assume and pay in full.

MOUNTAIN TITLE COMPANY

"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."

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 those of record and apparent upon the land, if any, as of the date of this deed, and that

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 \$ 20,948.00. However, the actual consideration shall be deemed to be the amount of the purchase price as stated in the deed, and the whole of the same shall be deemed to be the consideration for the purposes of this deed.

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 9th day of November, 1987; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of DeschutesNovember 9, 1987

Personally appeared the above named
Barbara J. Baumgardner

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

NOTARY PUBLIC
STATE OF OREGON

Before me, Jerry L. Blackwell
Notary Public for Oregon
My commission expires: 2/24/91

BARBARA J. BAUMGARDNER

GRANTOR'S NAME AND ADDRESS

RICHARD J. & JANIE L. STEINBOCK
3117 Western
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Deschutes1987

Personally appeared

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

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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON

County of Deschutes

I certify that the within instrument was received for record on the 9th day of November, 1987, at 9 o'clock M., and recorded in book 1381 on page 20598 or as file/reel number 20598.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By

Recording Officer
Deputy

20599

EXHIBIT "A"
LEGAL DESCRIPTION

Starting at a point marked by a 2 inch iron pipe which is 939 feet South of a 1 1/2 inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian; thence North 200 feet to the true point of beginning; thence North 400 feet; thence East 400 feet; thence South parallel to the Westerly boundary line of said Section 7, 200 feet; thence Easterly 325 feet, more or less, to the Westerly side of the canal of the Enterprise Irrigation District; thence Southerly and Westerly along the Westerly side of said canal and its lateral to a point due East of the point of beginning; thence West 576 feet, more or less, to the place of beginning. SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY:

All that portion of the NW1/4 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point marked by a two inch iron pipe which is 939 feet South of a 1 1/2 inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian and Sections 6 and 7 of Township 39 South, Range 10 East of the Willamette Meridian; thence North 480 feet to the true point of beginning; thence continuing North 120 feet; thence East 400 feet; thence South 120 feet; thence West 400 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13th day
of November A.D., 19 87 at 9:39 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 20598
By Evelyn Biehn, County Clerk
Sam Smith

FEE \$15.00

