

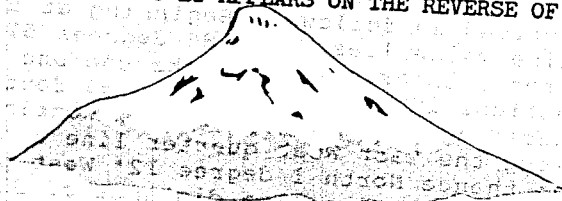
85615

MTC 19402-P WARRANTY DEED

Vol. M80 Page 4232

KNOW ALL MEN BY THESE PRESENTS, That ROGER A. WILKINSON & MARY E. WILKINSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD E. BAYMAN, hereinafter called 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.



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,

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 \$ 24,000.00.

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 11th day of March, 1988, 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)

Roger A. Wilkinson
Roger A. Wilkinson

Mary E. Wilkinson
Mary E. Wilkinson

STATE OF OREGON, County of Klamath, 1988.

Personally appeared

and

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

I certify that the within instrument was received for record on the day of 1988,

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

STATE OF OREGON,

County of Klamath

3/11, 1988

Personally appeared the above named

Roger A. Wilkinson & Mary E. Wilkinson

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-16-88

ROGER A. WILKINSON & MARY E. WILKINSON

5714 Scheisel
Klamath Falls OR 97603

RICHARD E. BAYMAN

60 Harbor Masters Office

3810 Scott St

SAN FRANCISCO CA 94123

After recording return to:

RICHARD E. BAYMAN

NAME, ADDRESS, ZIP

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

RICHARD E. BAYMAN

NAME, ADDRESS, ZIP

SSSP

4233

A tract of land described as follows: Beginning at a point on the East West quarter line which lies North 88 degrees 57' East a distance of 544.5 feet from the iron axle which marks the one quarter Section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; continuing North 88 degrees 57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1 degree 12' West parallel to the West Section line of said Section 11 a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet more or less to the point of beginning in the S1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

Tax Account No.: 3909 011BC 05600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day
of March A.D. 19 88 at 3:14 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 4232
Evelyn Biehn, County Clerk
By Pam Smith

FEE \$15.00

