

85834

WARRANTY DEED

MTC 19292-D

KNOW ALL MEN BY THESE PRESENTS, That

GERALDINE R. COLLINS

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN E. BALDWIN AND JUDY A. BALDWIN, Husband and wife, 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 Reverse for Description

**recorded 1/3/78 as M78 Page 27 and re-recorded 1/17/78 as M78 Page 1049 which the grantees does not assume and agree to pay.

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 covenants, conditions, restrictions, easements of record and apparent to the land as of the date of this deed and Mortgage in favor of James Hull** 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 \$ 19,500.00. The grantor does not warrant that the consideration is the full and true consideration for the property described herein, but only that the consideration is the full and true consideration for the property described herein as stated in the 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 16 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.

Geraldine R. Collins

(If executed by a corporation, affix corporate seal)

STATE OF California, County of San Diego, March 16, 1988.

STATE OF OREGON, County of _____, 19____.

Personally appeared _____, 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 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 California Notary Public for Oregon My commission expires: Jan 25, 1991

OFFICIAL SEAL
MARY A. JONES
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires Jan 25, 1991



3305 Vivienda Circle
Carlsbad, CA 92009
GRANTOR'S NAME AND ADDRESS

Baldwin
3914 Gregory Dr
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Baldwin

NAME, ADDRESS, ZIP

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

Baldwin

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, ss.

I certify that the within instrument 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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

4737

The S1/2 SE1/4, EXCEPTING THEREFROM the following:

All that portion of the N1/2 S1/2 SE1/4 lying Westerly of the Forest Service Road; the SW1/4 SW1/4 SE1/4, and the South 300 feet of the S1/2 S1/2 SE1/4, EXCEPTING THEREFROM any portion lying within the Gerber Reservoir, all being in Section 35, Township 38 South, Range 13 East of the Willamette Meridian.

ALSO EXCEPTING a strip of land 30 feet on each side of the centerline of Gerber Road conveyed to the United States of America, by deed recorded in Deed Volume 64 at page 564, Deed Records of Klamath County, Oregon.

Tax Account No.: 3813 3600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of April A.D. 19 88 at 2:27 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 4736.
Evelyn Biehn, County Clerk
By Ron Smith

FEE \$15.00