

MOUNTAIN TITLE COMPANY

30743

WARRANTY DEED

Vol. m88 Page 13824

KNOW ALL MEN BY THESE PRESENTS, That
DALE BAXTER and AUDREY BAXTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. LUNDBERG, 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:

Tract No. 55, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-02AD-3200.

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 all those of record and those 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 \$ 21,000.00

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 19th day of August, 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)

Ann Schooler, as attorney in fact for
DALE BAXTER

Audrey Baxter
AUDREY BAXTER

STATE OF OREGON,)
County of Klamath) ss.
August 29, 1988

STATE OF OREGON, County of) ss.
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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

Personally appeared the above named
AUDREY BAXTER and ANN SCHOOLER as attorney-in-fact for DALE BAXTER

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

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:
Kristi L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

DALE BAXTER and AUDREY BAXTER
8338 Redwood Road
Hughson, CA 95326

GRANTOR'S NAME AND ADDRESS

JOHN L. LUNDBERG
P.O. Box 7448
Klamath Falls, OR 97602

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

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of Aug., 1988, at 12:59 o'clock P.M., and recorded in book M88 on page 13824 or as file/reel number 90743. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Muelinckx Deputy

Fee \$8.00