

MITC-202381C

KNOW ALL MEN BY THESE PRESENTS, That
FRANK D. ROLLINS and DIANE ROLLINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE T. BAGGITT and JEANICE B. BAGGITT, 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:

Lot 2, Block 73, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-029BD-01600.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated November 29, 1985, and recorded December 2, 1985, in Volume M85, page 19608, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the Grantees named herein do not agree to assume nor pay and the Grantors herein shall hold the Grantees harmless therefrom.

shall hold the Grantees harmless therefrom.

"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 \$ 27,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical parts of the singular.

In Witness Whereof, the grantor has executed this instrument this 15th day of September, 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. Frank D. Rollins

FRANK D. ROLLINS

Diane Rollins
DIANE ROLLINS

DIANE ROLLINS
STATE OF OREGON, County of _____) ss

STATE OF OREGON,
County of Klamath
September 16, 1988

Personally appeared the above named
FRANK D. ROLLINS and DIANE ROLLINS

and acknowledged the foregoing instru-
ment to be their voluntary act and deed

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

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:

(OFFICIAL

Notary Public for Oregon
My commission expires:

FRANK D. ROLLINS and DIANE ROLLINS
2934 Front
Klamath Falls, OR 97601

LAWRENCE T. BAGGETT and JEANICE B. BAGGETT
1942 Academy
Klamath Falls, OR 97601
GRANTER'S NAME AND ADDRESS

After recording return for

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,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Sept., 1988, at 8:48 o'clock A.M., and recorded in book M88 on page 14329 or as file/reel number 91017.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn..... County Clerk
Recording Officer
By Dorlene Mullens Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY