

MTC-204280

KNOW ALL MEN BY THESE PRESENTS, That Benny R. Starr & Joan A. Starr, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth G. Baghott & Elizabeth Jane Baghott, tenants by the entirety, 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:

Lots 3, 4, 5, and 6, Block 17, TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, and that portion of vacated alley lying between Lots 3 and 4 and Lots 5 and 6, in the County of Klamath, State of Oregon.

Tax Account No. 3809 018BC 01380
Subject to: Liens & encumbrances of record including Trust deed in favor of Federal Home Loan Mortgage Corporation, recorded in Volume M78, Page 24061, Microfilm Records of Klamath County, Oregon which buyers herein DO NOT AGREE TO assume & pay, & sellers further agree to hold the buyers harmless therefrom.

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 covenants, conditions, restrictions, easements, those of record and apparent 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 \$74,900.00

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 13 day of October, 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)

STATE OF OREGON,

County of Klamath } ss.
October 13, 1988

Personally appeared the above named
Benny R. Starr & Joan A. Starr,

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6/16/92

Benny R. Starr

Joan A. Starr

STATE OF OREGON, County of) ss.
October 13, 1988

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Starr

P.O. Box 5104
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Baghott

P.O. Box 7303
Klamath Falls, OR 97602

GRANTEE'S NAME AND ADDRESS

After recording return to:

Baghott
above address

NAME, ADDRESS, ZIP

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

Baghott
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of Oct., 1988, at 2:34 o'clock P.M., and recorded in book M88 on page 17233 or as file/reel number 92617.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Mueller, Deputy

Fee \$8.00