

OK

94516

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Florence Baldock

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Florence Baldock and Curtis Baldock, 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:

A tract of land situated in the SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at the South one-fourth corner of Section 28; thence easterly along the South line of the SE $\frac{1}{4}$ of said Section 28 a distance of 1474.56 feet to an iron pin; thence N 22° 53' W 240.96 feet to a pipe; thence N 87° 12' W 189.5 feet to a pipe marking the true point of beginning of this description; thence westerly along the centerline of an existing irrigation ditch to its intersection with the westerly line of that tract of land described in deed volume 158, page 16 of the Klamath County Deed Records; thence N 27° 32' W along said westerly line to the point of intersection with the southerly right of way line of the Ashland-Klamath Falls Highway; thence easterly along the said southerly right-of-way line to a point which bears N 22° 53' W from the true point of beginning; thence S 22° 53' E to the true point of beginning, with bearings and distances based on the survey made by Julian M. Ager, Ore. L.S. No. 383, for Ray Brownell in October of 1960.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ Zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ^⓪ (The sentence between the symbols ^⓪, if not applicable, should be deleted. See ORS 93.030.)

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 2 day of Dec, 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.

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.

STATE OF OREGON,)
County of Klamath) ss.
December 2, 1988

STATE OF OREGON, County of Klamath) ss.
Dec 2, 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:

(OFFICIAL SEAL)

Personally appeared the above named _____
Florence Baldock

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 4/1/90

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Florence Baldock
Rt 3 Box 330
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of Dec, 1988, at 11:37 o'clock AM, and recorded in book/reel/volume No. M88 on page 20499 or as fee/title/instrument/microfilm/reception No. 94516, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

\$8.00

By Debbie Millenbauer Deputy

88 DEC 2 AM 11 37

8.00 cash