

94764

MNC 1396-1573

Vol. m88 Page 20972

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE BALDOCK AND CURTIS BALDOCK,

for the consideration hereinafter stated, to the grantor paid by FLORENCE BALDOCK, CURTIS BALDOCK,

AND JOYCE BALDOCK,

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 8, E.W.M., 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 North 22°53' West 240.96 feet to a pipe; thence North 87°12' West 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 Volume 158 at page 16 Deed Records of Klamath County, Oregon; thence North 27°32' West 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

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees. And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record and apparent to the land,

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 \$ to change vesting. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 8th day of December, 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 8, 1988

Personally appeared the above named Florence Baldock and Curtis Baldock and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires 3-2-92

Florence Baldock
Florence Baldock

Curtis Baldock
Curtis Baldock

STATE OF OREGON, County of ss.

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

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)

(If executed by a corporation, affix corporate seal)

Florence Baldock, et al
Route 3 Box 330
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Florence Baldock, et al
Route 3 Box 330
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Florence Baldock
Route 3 Box 330
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as above

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTIONcontinued

the said Southerly right of way line to a point which bears North 22°53' West from the true point of beginning; thence South 22°53' East 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.

THIS INSTRUMENT IS BEING RECORDED TO CORRECT THAT CERTAIN DEED RECORDED
DECEMBER 2, 1988, IN VOLUME M88 AT PAGE 20499, MICROFILM RECORDS OF KLAMATH
COUNTY, OREGON, THE INTENT WAS TO CREATE A SURVIVORSHIP WITH MOTHER, SON,
AND DAUGHTER-IN-LAW.

[illegible]

FEE \$13.00

STATE OF OREGON, County of Multnomah
Curtis Minkoff
Glenita S. Minkoff

PROPERTY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA
NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
WITHOUT PERMISSION OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA

each in himself and not one for the other, did not like the term "the President and the latter is the

STATE OF OREGON
County of _____
I, _____
do hereby certify that _____

[illegible]

Handwritten: *Handwritten text, possibly a signature or date.*

OFFICE OF THE ATTORNEY GENERAL
STATE OF NEW YORK
ALBANY

[Handwritten signature]

STATE OF OREGON
County of _____

15-00000-15

I certify that
 the within was received for record on
 the day of _____
 at _____
 and returned to _____
 on _____

[illegible]

Witness my hand and seal
 at the County of ... State of ...
 this ... day of ... 19...

(Faint mirrored text from reverse side)

1954

[illegible]