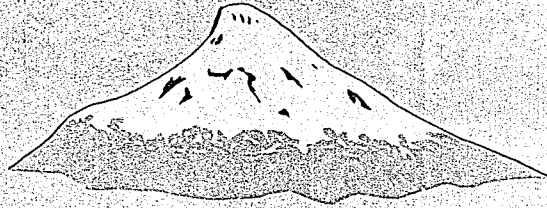


KNOW ALL MEN BY THESE PRESENTS, That  
JOSEPH E. BEITLER and CONNIE LOUISE BEITLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
BRANT A. BALDINI and NANCY H. BALDINI, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



## 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 \$ 67,500.00

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 22<sup>nd</sup> 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.

(If executed by a corporation,  
affix corporate seal)

JOSEPH E. BEITLER

CONNIE LOUISE BEITLER

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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 allixed 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  
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of DESCHUTES ) ss.  
December 22 23, 19 88

Personally appeared the above named

JOSEPH E. BEITLER and CONNIE LOUISE  
BEITLER, husband and wife

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

Notary Public for Oregon  
My commission expires: 11-16-89

JOSEPH E. BEITLER & CONNIE LOUISE BEITLER  
61150 River Bluff Trail  
Bend, OR 97702

GRANTOR'S NAME AND ADDRESS

BRANT A. BALDINI & NANCY L. BALDINI  
2150 Harvard St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601

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 instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, being portions of Block 44, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly line of said Block 44, BUENA VISTA ADDITION, from which the Northeast corner of said Block 44 bears North 8 degrees 05' West 115.5 feet distant; thence South 85 degrees 31' West 82.8 feet to a point; thence South 76 degrees 15' West 54.87 feet to a point on the Westerly line of Lot 3; thence North 31 degrees 15' 20" West along said Westerly line of Lot 3, 65.31 feet to the Northeasterly corner of Lot 6; thence South 58 degrees 44' 40" West along the Northerly line of said Lot 6, 59.40 feet to a point; thence South 31 degrees 15' 20" East 197.22 feet to a point; thence North 70 degrees 53' 25" East 60.76 feet to the Northeasterly corner of Lot 10; thence North 62 degrees 14' East 85.30 feet to a point on the Easterly line of Block 44; thence North 8 degrees 05' West along said Easterly line of Block 44, 104.5 feet to the point of beginning.

Tax Account No: 3809 030AB 05400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day  
of Dec. A.D. 1988 at 12:52 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 22042.

FEE \$13.00

Evelyn Biehn County Clerk  
By Pauline Mullens