

(Statutory Form)

MTC-21281

GRANTOR: LEON J. THOMPSON and SYLVIA H. THOMPSON, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: WILLIAM JAMES BALDWIN and WESTINA PEARL BALDWIN, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 11, Block 19, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #2309-013C0-07800.

SUBJECT TO:

1. An easement created by instrument dated June 5, 1973, recorded June 5, 1973, Volume M73, Page 6939, Microfilm Records of Klamath County, Oregon.
2. Covenants, conditions, restrictions and easements imposed by instrument recorded June 5, 1973, Volume M73, Page 6940, Microfilm Records of Klamath County, Oregon.
3. Reservations and restrictions, "Said plat being subject to building setback lines, irrigation easement, road easement and street reservation strip as shown on the annexed map."
4. Subject to setback lines as shown on the dedicated plat.
5. Subject to 15 foot easement for irrigation as shown on the dedicated plat.
6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

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 appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 10,500.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: April 24, 1989

GRANTOR:

X Leon J. Thompson
X Sylvia H. Thompson

Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 659, Burney, CA 96013

STATE OF OREGON, County of WashingtonDate: 4-24-89

Personally appeared the above named
Leon J. & Sylvia H. Thompson
and acknowledged the foregoing instrument to be their
voluntary act and deed. Before me:

Evelyn Biehn
Notary Public for Oregon
My commission expires: 9-20-91

State of Oregon, County of _____

Date: _____

Personally appeared
sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires: _____

WARRANTY DEED

THOMPSON TO BALDWIN

AFTER RECORDING RETURN TO
Key Escrow Company
P.O. Box 6178
Bend, OR 97708
#27-13280K

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$8.00

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was re-
ceived for record on the 27th day of
April, 1989, at 4:02 o'clock
P. M., and recorded in book M89 on page 7307

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By Pauline Muehlendore
DEPUTY.