

ROBERT V. WETHERN, SR

\_\_\_\_\_, hereinafter called grantor,  
 convey(s) to RICHARD C. BALDONADO AND ANNETTE M. BALDONADO, HUSBAND AND WIFE  
 all that real property situated in the  
 County of OREGON, State of Oregon, described as:

## PARCEL 1

LOT 23, BLOCK 79, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
 NO. 4, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

## PARCEL 2

LOT 37, BLOCK 23, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT  
 NO. 1, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS TO AN UNDIVED  $\frac{1}{2}$   
 INTEREST.

"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 DEPART-  
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-  
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
1989-90 TAXES

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 11,000.00. \*However, the actual con-  
 sideration consists of or includes other property or value given or promised which is the whole consideration  
 (Indicate which) \* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of July

1989

Robert V. Wethern Sr

STATE OF OREGON, County of Klamath )ss.

July 25, 19 89.

Personally appeared the above named Robert V Wethern Sr

and acknowledged the foregoing  
 Instrument to be His voluntary act and deed.

Before me:

Dorlene K Bergerson  
 Notary Public for Oregon  
 My Commission Expires: 12-17-91

Robert V Wethern Sr

P.O. Box 1996

Carlsbad, Ca 92008

GRANTOR'S NAME AND ADDRESS

Richard G Baldonado and Annette Baldonado

341 Kingsley Ave

Pomona, Ca 91767

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as grantees

NAME, ADDRESS, ZIP

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

same as grantees

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument  
 was received for record on the 26th day  
 of July, 19 89,  
 at 11:16 o'clock A.M., and recorded  
 in book/reel/volume No. M89 on  
 page 13622 or as document/fee/file/  
 Instrument/microfilm No. 3026,  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

Dorlene K Bergerson Deputy

Fee \$8.00

FORM 685-2.5M

89 JUL 26 AM 11 16