

ATC # 65033589



WARRANTY DEED

AFTER RECORDING RETURN TO:
HUBERT W. BAKIE
PEARL L. BAKIE

4352 Alameda DR
Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALICE ANN KINCAID hereinafter called GRANTOR(S), convey(s) to
HUBERT W. BAKIE AND PEARL L. BAKIE, HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

LOT 28, CASITAS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TL 1100

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
year 1989-90 are now a lien but not yet payable. 2) Conditions,
Restrictions as show on the recorded plat of Casitas. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements of Klamath Irrigation District. 4)
Regulations, including levies, liens, assessments, rights of way
and easements of the South Suburban Sanitary District. 5)
Declaration of conditions and Restrictions recorded June 2, 1944
in Book 165 Page 461.

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
\$24,000.00.

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

Alice Ann Kincaid
ALICE ANN KINCAID

STATE OF OREGON, County of Klamath)ss.

July 26, 1989.

Personally appeared the above named ALICE ANN KINCAID and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Paul A. Crawford
Notary Public for Oregon
My Commission Expires: March 4, 1992



1989 JUL 27 AM 11 10

