

OK

22247

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Kenneth G. Baghott &amp; Elizabeth Jane Baghott, tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lynan ~~\*\*\*\*~~ Baghott a single person

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:

Lots 3, 4, 5, & 6, Block 17, TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, and that portion of vacated alley lying between Lots 3 and 4 and Lots 5 and 6, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, covenants, conditions, restrictions, easements, and trust deeds of record and apparent to the land 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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 13 day of October, 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.

Kenneth G. Baghott  
Kenneth G. Baghott

Elizabeth Jane Baghott  
Elizabeth Jane Baghott ) ss.

STATE OF OREGON, )  
County of Klamath )  
October 13, 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

Personally appeared the above named  
Kenneth G. Baghott & Elizabeth  
Jan Baghott

and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-16-92

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Baghott  
P.O. Box 7303  
Klamath Falls, OR  
GRANTOR'S NAME AND ADDRESS

Todd  
P.O. Box 7303  
Klamath Falls, OR 97602  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Todd  
P.O. Box 7303  
Klamath Falls, OR 97602  
NAME, ADDRESS, ZIP

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

Todd  
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 5th day of Nov., 1990, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M90 on page 22156 or as fee/file/instrument/microfilm/reception No. 22247, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mulendare Deputy

Fee \$28.00

1990 NOV - PM 3 24