

32331

MTC 25786-KR

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m91 Page 14387

KNOW ALL MEN BY THESE PRESENTS, That  
LEOPOLD BAUMSTARK and MARIA BAUMSTARK, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JAMES W. POPE

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the 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:

Tract 69, YALTA GARDENS, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

"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 and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as the date of this deed except those of  
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 \$ 114,500.00

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.

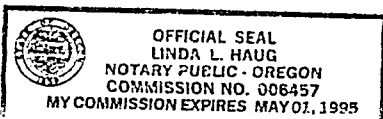
In Witness Whereof, the grantor has executed this instrument this 24th day of July, 19 91;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

STATE OF OREGON,  
County of Klamath )  
July 24, 19 91 ) ss.

Personally appeared the above named  
LEOPOLD BAUMSTARK  
MARIA BAUMSTARK

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

Before me: Linda L. Haug  
Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

LEOPOLD BAUMSTARK and MARIA BAUMSTARK

GRANTOR'S NAME AND ADDRESS

JAMES W. POPE

228 BARRINGTON PLACE  
LOMPOC, CA 93436 Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

JAMES W. POPE

228 BARRINGTON PLACE  
LOMPOC, CA 93436 Klamath Falls, OR  
NAME, ADDRESS, ZIP 97601

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

JAMES W. POPE

228 BARRINGTON PLACE  
LOMPOC, CA 93436 Klamath Falls, OR  
NAME, ADDRESS, ZIP 97601

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was  
received for record on the 24th  
day of July, 19 91,  
at 11:46 o'clock A M., and recorded  
in book M91 on page 14387 or as  
file/reel number 32331.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mulender Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY