

KNOW ALL MEN BY THESE PRESENTS, That

JUDY A. BALDWIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NED E. BALDWIN and LISA BALDWIN, husband and wife, hereinafter called 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:

Lot 45, Block 1, TRACT NO. 1078, SECOND ADDITION TO KELENE 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

except those of record and those apparent upon the land, if any, as 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 \$ 47,000.00

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 5th day of February, 19 92; 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) ss.
February 5, 19 92

Judy A. Baldwin
JUDY A. BALDWIN

Personally appeared the above named JUDY A. BALDWIN

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

Before me:

[Signature]
Notary Public for Oregon

My commission expires: 7/13/93

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)

JUDY A. BALDWIN

ROUTE 1, 54200 GERBER RD.

BONANZA, OR 97622

GRANTOR'S NAME AND ADDRESS

NED E. BALDWIN and LISA BALDWIN

3914 GREGORY DRIVE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

NED E. BALDWIN and LISA BALDWIN

3914 GREGORY DRIVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Check a change is required all six statements shall be sent to the following address:

NED E. BALDWIN and LISA BALDWIN

3914 GREGORY DRIVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 5th

day of Feb., 19 92,

at 3:54 o'clock P M., and recorded

in book M92 on page 2544 or as

file/reel number 40727,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mulender Deputy

Fee \$30.00