

Aspen Title  
#01038239

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42545

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BERT BAGETT and DORIS FERN BAGETT,  
husband and wife,  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. WILSON,  
hereinafter called

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:

Lot 35, NEW DEAL TRACTS, in the County of Klamath, State of Oregon.  
CODE 41, MAP 3809-35CC TL 6200

SUBJECT TO: Conditions and Restrictions as shown on the recorded plat of New Deal Tracts; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; and as per Ordinance No. 29, recorded May 24, 1983, in Book M83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M86 at page 9346, and as per Ordinance No. 31, recorded January 6, 1988, in Book M88 at page 207, and as per Ordinance No. 32, recorded May 14, 1990, in Book M90 at page 9131; Levies and assessments of the Klamath County Drainage District; Easements and rights of way of record and those apparent on the land, if any.

(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 as above stated,

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 \$ 25,000.00.  
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 @, 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 23d day of March, 1992;  
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.

Bert Bagett  
Doris Fern Bagett

STATE OF OREGON,  
County of Klamath, ss.  
March 23, 1992

Personally appeared the above named  
BERT BAGETT and DORIS FERN BAGETT,  
husband and wife,

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

Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires: 11-20-92

(OFFICIAL SEAL)

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 \_\_\_\_\_, a corporation, 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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
John R. Wilson  
761 Ponderosa Ln.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
John R. Wilson  
761 Ponderosa Ln.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of Klamath, ss.

I certify that the within instrument was received for record on the 23rd day of March, 1992, at 3:42 o'clock P.M., and recorded in book/reel/volume No. M92 on page 6049 or as fee/file/instrument/microfilm/reception No. 42545.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By [Signature] Deputy

Fee \$30.00