



46836

#01038602 Volm 92 Page 14230
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Russell L. Davis
31807 Price Street
Bonanza, OR. 97623

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

RONALD ALLEN BAKER and FABIAN NORA BAKER (who acquired title to Parcel 2 legally described hereinbelow, as SABIAN NORA BAKER), husband and wife, hereinafter called GRANTOR(S), convey(s) to RUSSELL L. DAVIS and PATRICIA L. DAVIS, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." p.d. R.D.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 \$52,000.00.

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 23rd day of June, 1992.

Ronald Allen Baker
RONALD ALLEN BAKER

Fabian Nora Baker
FABIAN NORA BAKER

STATE OF OREGON, County of Klamath)ss.

On this 26th day of June, 1992, personally appeared RONALD ALLEN BAKER and FABIAN NORA BAKER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Arlene J. Aldinger
Notary Public for Oregon
My Commission Expires: March 22, 1993

14231

EXHIBIT "A"

PARCEL 1:

Lot 6, Block 5, TOWN OF BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CD TL 1500

PARCEL 2:

Lot 7 and the Westerly 50 feet of Lots 8, 9 and 10, Block 5, BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CD TL 1600

CODE 11 MAP 3911-10CD TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
of June A.D. 19 92 at 2:15 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 14230.

Evelyn Biehn County Clerk

By *Douglas Mulder*

FEE \$35.00