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MTZ 27674 HF

WARRANTY DEED

Vol. m 92 Page 16549

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD M. DORMAN AND JANIE R. DORMAN, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD L. BAUMAN AND JANICE L. BAUMAN, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and apparent to the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 \$24,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00. If the actual consideration paid for this transfer is other than the amount stated above, the parties shall execute a separate instrument to correct the error. (The sentence between the symbols, if not applicable, should be deleted. See ORS 99.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 19; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

Edward M. Dorman

EDWARD M. DORMAN

Janie R. Dorman

JANIE R. DORMAN

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19, by EDWARD M. DORMAN AND JANIE R. DORMAN

This instrument was acknowledged before me on July 23, 1992, by Susan Ann Stroud

as Notary of Clark County, State of Nevada



NOTARY PUBLIC

STATE OF NEVADA

County of Clark

Susan Ann Stroud

My Appointment Expires Jan. 17, 1996

Susan Ann Stroud

Notary Public for Nevada

My commission expires 1-17-96

EDWARD M. DORMAN AND JANIE R. DORMAN

HRC 36 BOX 324

KINGMAN, AZ 97624

Grantor's Name and Address

RICHARD L. BAUMAN AND JANICE L. BAUMAN

HC 63 BOX 324

CHILOQUIN, OR 97624

Grantee's Name and Address

After recording return to (Name, Address, Zip):

RICHARD L. BAUMAN AND JANICE L. BAUMAN

HC 63 BOX 450

CHILOQUIN, OR 97624

Until requested otherwise send all tax statements to (Name, Address, Zip):

RICHARD L. BAUMAN AND JANICE L. BAUMAN

HC 63 BOX 324

CHILOQUIN, OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy.

MTC NO.: 27674

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated in Section 32, Township 35 South, Range 7 East of the Willamette Meridian Klamath, County, Oregon, being more particularly described as follows:

That portion of Government Lot 3, lying East of the Dalles-California Highway, EXCEPTING THEREFROM that portion of said Government Lot 3 deeded to the David Hill Cemetery Association, Inc., by instrument recorded September 24, 1958 in Book 304 at page 58, more particularly described as follows:

A tract of land located in Lots 3 and 6, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe located South 329.01 feet from the North 1/4 corner of Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 658.35 feet to an iron pipe; thence North 89 degrees 52' 45" West 449.77 feet to an iron pipe on the Northeast right of way of State Highway No. 427; thence Northwesterly along said right of way 125.3 feet to an iron pipe; thence North 0 degrees 04' East 542.9 feet to an iron pipe; thence South 89 degrees 45' 45" East 497.47 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
of July A.D., 19 92 at 3:52 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 16549.

FEE \$35.00

Evelyn Biehn County Clerk

By *Pauline G. Nuland*