

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. BALDWIN and TINA L. 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:

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

MOUNTAIN TITLE COMPANY

"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 \$ 6,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

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 9 day of Sept, 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.

STATE OF OREGON,)
County of Klamath) ss.
September 9, , 1992

Farley M. Ray
KAREN L. WALLS

Personally appeared the above named _____
FARLEY M. RAY

KAREN L. WALLS

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

Before me: Mary Kennedy
Notary Public for Oregon
My commission expires: 4/20/96



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)

FARLEY M. RAY and KAREN L. WALLS
4396 ELGERROSE ROAD
ROSEBURG, OR 97470

GRANTOR'S NAME AND ADDRESS

CHARLES E. BALDWIN and TINA L. BALDWIN
3415 ORINDALE ROAD
KLAMATH FALLS, OR 97603

GRANTEES' NAME AND ADDRESS:

After recording return to:
CHARLES E. BALDWIN and TINA L. BALDWIN
3415 ORINDALE ROAD
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

CHARLES E. BALDWIN and TINA L. BALDWIN
3415 ORINDALE ROAD
KLAMATH FALLS. OR 97603

NAME ADDRESS 21

STATE OF OREGON, ss.

~~I certify that the within instrument was received for record on the _____ day of _____ 19____~~

day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a one-half inch iron pin on the East right-of-way line of Orindale Road, said point being South 1 degree 18' West a distance of 297.46 feet and East a distance of 30.00 feet from the Northwest corner of the NE1/4 SE1/4 of said Section 12; thence South 1 degree 18' West along said East line of Orindale Road a distance of 122.69 feet to an iron axle; thence East a distance of 353.86 feet to an iron axle; thence North 1 degree 18' East a distance of 122.69 feet to a one-half inch iron pin; thence West a distance of 353.86 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
of Sept. A.D., 19 92 at 3:34 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 20842.

Evelyn Biehn County Clerk

By

Pauline Mulendore

FEE \$35.00