

51794

MTZ 28497-KR

KNOW ALL MEN BY THESE PRESENTS, That

WALLY F. DEAN and GLADYS DEAN, as tenants in common

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

DOUGLAS C. BAXTER and KATHLEEN A. BAXTER, 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 13 in Block 1 of TRACT 1198, VALE DEAN CANYON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 16,937.68

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 30th day of September, 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.

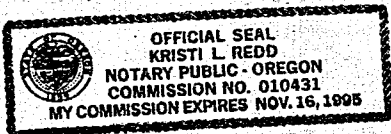
STATE OF OREGON,
County of Klamath) ss.
September 30, 19 92.

Personally appeared the above named
WALLY F. DEAN
GLADYS DEAN

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

WALLY F. DEAN and GLADYS DEAN

8353 ARANT RD

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

DOUGLAS C. BAXTER and KATHLEEN A. BAXTER

1514 ASHLEY AVE.

WOODLAND, CA 95695

GRANTEE'S NAME AND ADDRESS

After recording return to:

DOUGLAS C. BAXTER and KATHLEEN A. BAXTER

1514 ASHLEY AVE.

WOODLAND, CA 95695

NAME, ADDRESS, ZIP

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

DOUGLAS C. BAXTER and KATHLEEN A. BAXTER

1514 ASHLEY AVE.

WOODLAND, CA 95695

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Oct., 19 92, at 11:54 o'clock A M., and recorded in book M92 on page 23079 or as file/reel number 51794.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Nielsen Deputy

Fee \$30.00