

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT HICKMAN and ROBERT ASTLE, each as to an undivided $\frac{1}{2}$ interest
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAMES E. BALDWIN

, 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY
THIS REFERENCE.

SUBJECT TO: Real Estate Contract, subject to the terms and provisions thereof,
Recorded June 20, 1963 in Volume M83, page 9608, Microfilm Records of Klamath
County, Oregon wherein Willaim N. King and Mildred N. King, husband and wife,
are Vendors and Frederick Wilder Chase and Marilyn-Eula Chase, husband and
wife, as Vendees which the above named Grantee agrees to assume and pay in full
this Real Estate Contract.

"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 all those
of record and those apparent upon the land as of 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 \$ 45,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 45,000.00~~
~~AND THE 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 ALL THOSE~~
~~OF RECORD AND THOSE APPARENT UPON THE LAND AS OF THE DATE OF THIS DEED~~

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 11 day of December, 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~~ CALIFORNIA)
County of PLACER) ss.
December 11, 19 92

Robert Hickman
ROBERT HICKMAN
Robert B. Astle
ROBERT ASTLE

Personally appeared the above named
ROBERT HICKMAN and ROBERT ASTLE

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

Before me:

Aileen Farinha
Notary Public for ~~Oregon~~ California
My commission expires: April 3, 1995



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)

ROBERT HICKMAN and ROBERT ASTLE

GRANTOR'S NAME AND ADDRESS

JAMES E. BALDWIN
1654 Valley View Dr.
Medford, OR 97504

GRANTEE'S NAME AND ADDRESS

JAMES E. BALDWIN
1654 Valley View Dr.
Medford, OR 97504

NAME, ADDRESS, ZIP

After recording, return to:

JAMES E. BALDWIN
1654 Valley View Dr.
Medford, OR 97504

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

received for record on the _____

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

SPACE RESERVED

FOR

RECORDER'S USE

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwesterly one-half of Lot 5, Block 53, NICHOLS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 5 in Block 53 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence 60 feet in a Southeasterly direction along a line parallel with Seventh Street; thence 65 feet in a Southwesterly direction along a line parallel with Jefferson Street; thence 60 feet in a Northwesterly direction along Seventh Street; thence 65 feet in a Northeasterly direction along Jefferson Street to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of Dec. A.D., 19 92 at 11:11 o'clock AM., and duly recorded in Vol. M92,
of Deeds on Page 30257.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall