



ATC
01039629
WARRANTY DEED

AFTER RECORDING RETURN TO:
THOMAS J. BAXTER and
APRIL L. BAXTER
~~307 Martin Street~~ 2348 Vine Avenue
Klamath Falls, OR. 97601

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

LYNITA C. SHUFELT, hereinafter called GRANTOR(S), convey(s) to
THOMAS J. BAXTER and APRIL L. BAXTER, 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."

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
\$29,000.00.

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 2nd day of March, 1993.

Lynita C. Shufelt
LYNITA C. SHUFELT

STATE OF OREGON, County of Klamath)ss.

On March 2, 1993, personally appeared the above-named LYNITA
C. SHUFELT and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me, *Y. Darlene P. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-93

Lot 27 and the Northwestern half of Lot 26, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 27 and running thence Southeasterly along the Southerly line of Division Street 37 1/2 feet; thence Southwesterly parallel with Oak Street, 100 feet to the Northerly line of Martin Street; thence Northwesterly along the Northerly line of Martin Street 37 1/2 feet to the most Westerly corner of said Lot 27; thence Northeasterly 100 feet to the point of beginning.

CODE 1 MAP 3809-33AB TL 7900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of March A.D., 19 93 at 3:31 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 4363

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall