



WARRANTY DEED
ATC 61040036

Vol. m93 Page 15659

AFTER RECORDING RETURN TO:

JAMES R. GOOSSEN
JULIE A. GOOSSEN
*10876 Hwy 66
Klamath Falls OR 97601*

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

FLORENCE BALDOCK and CURTIS BALDOCK and JOYCE BALDOCK hereinafter called GRANTOR(S), convey(s) to JAMES R. GOOSSEN and JULIE A. GOOSSEN, 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. . . .

B.

"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 \$49,900.00.

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 25th day of June, 1993.

Florence Baldock
FLORENCE BALDOCK

Curtis Baldock
CURTIS BALDOCK

Joyce Baldock
JOYCE BALDOCK

STATE OF OREGON, County of Klamath)ss.

On this 25th day of June, 1993,

Personally appeared the above named FLORENCE BALDOCK and CURTIS BALDOCK and JOYCE BALDOCK and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My Commission Expires: *[Signature]*

A tract of land situated in the SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South one-fourth corner of Section 28; thence Easterly along the South line of the SE 1/4 of said Section 28 a distance of 1474.56 feet to an iron pin; thence North 22 degrees 53' West 240.96 feet to a pipe; thence North 87 degrees 12' West 189.5 feet to a pipe marking the true point of beginning of this description; thence Westerly along the centerline of an existing irrigation ditch to its intersection with the Westerly line of that tract of land described in Volume 158 at Page 16, Deed Records of Klamath County, Oregon; thence North 27 degrees 32' West along said Westerly line to the point of intersection with the Southerly right of way line of the Ashland-Klamath Falls Highway; thence Easterly along the said Southerly right of way line to a point which bears North 22 degrees 53' West from the true point of beginning; thence South 22 degrees 53' East to the true point of beginning, with bearings and distances based on the survey made by Julian H. Ager, Ore. L.S. No. 383, for Ray Brownell in October of 1960.

CODE 20 MAP 3908-2800 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of June A.D., 19 93 at 3:31 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 15659

Evelyn Biehn . County Clerk

FEE \$35.00

By Stanley Mickelson