

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. COTTER and MARILYN L. COTTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEAL R. BALDWIN and THELMA J. 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:

Lot 3 in Block 2, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1964 MARLE MOBILE HOME, LICENSE #X44421 AND SERIAL #K255FDEX40866 WHICH IS SITUATE ON THE REAL PROPERTY DESCRIBED ABOVE.

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 \$ 65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~part~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 21st day of September, 19 93; 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

September 21st, 19 93 ss.

Personally appeared the above named _____

WILLIAM R. COTTER

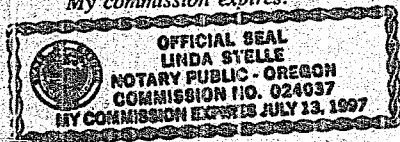
MARILYN L. COTTER

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

Before me: [Signature]

Notary Public for Oregon

My commission expires: _____



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)

WILLIAM R. COTTER and MARILYN L. COTTER

7808 Hilyard

Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

NEAL R. BALDWIN and THELMA J. BALDWIN

11919 FINLEY CT.

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

NEAL R. BALDWIN and THELMA J. BALDWIN

11919 FINLEY CT.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

NEAL R. BALDWIN and THELMA J. BALDWIN

11919 FINLEY CT.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Sept., 19 93, at 1:40 o'clock P. M., and recorded in book M93 on page 24383 or as file/reel number 68463.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$30.00