

70243

10-25-93P03:46 RCVD

Vol. 93 Page 28006

After recording return to:  
Parks & Ratliff  
228 N. 7th Street  
Klamath Falls OR 97601

Until a change is requested,  
send taxes statements to:  
Mr. and Mrs. Robert R. Powell  
33003 Rajnus Road  
Malin OR 97632

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VIOLA BAUMGART, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. POWELL, JR., and ANNE POWELL, 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, that 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:

THAT PORTION of the NW $\frac{1}{4}$  of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, which lies Southwesterly of the High Line Canal of Malin Irrigation District, in the County of Klamath, State of Oregon.

RESERVING UNTO THE GRANTOR and to her son, Alvin Baumgart, and his wife, Judy Baumgart, the right to reside in the two-acre farmstead during their lifetimes; but if they should fail to insure the premises for the full insurable value thereof, or should fail to physically inhabit the premises for a continuous period of four (4) months, then their interests shall terminate and vest in Grantees.

SUBJECT TO: Restrictions, reservations, easements and rights-of-way of record and those apparent on the ground.

Code 16 MAP 4112-1100 TL 600

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 of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the above granted 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 \$12,000.00.

350



In construing this deed and where the context so requires, the singular includes the plural.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

WITNESS grantor's hand this 30<sup>th</sup> day of September, 1993.

Viola Baumgart  
Viola Baumgart, Grantor

STATE OF ARIZONA )  
County of LA PAZ ) ss.  
~~Yuma~~

PERSONALLY APPEARED BEFORE ME this 30<sup>th</sup> day of September, 1993, the above named Viola Baumgart and acknowledged the foregoing instrument to be voluntary act and deed.



David Plunkett  
NOTARY PUBLIC FOR ARIZONA  
My Commission expires: 2-26-97

Grantor's Name and Address:  
Viola Baumgart  
302 Moonlight Drive  
Parker AZ 85344

Grantee's Name and Address  
Robert R. Powell, Jr., and  
Anne Powell  
33003 Rajnus Road  
Malin OR 97632

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Parks & Ratliff  
of Oct. A.D., 19 93 at 3:46 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 28006.

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mullendor