

06-13-94A11:03 RCVD

DOUGLAS C. BAXTER AND KATHLEEN A. BAXTER, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY

conveys and warrants to LEIGH R. GRASS and DORIS L. GRASS, husband and wife, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 13 IN BLOCK 1 OF TRACT 1198, VALE DEAN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

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.

The true consideration for this conveyance is \$ 301,000.00DATED this 13th day of June, 19 94.Douglas C. Baxter
DOUGLAS C. BAXTERKathleen A. Baxter
KATHLEEN A. BAXTERSTATE OF OREGON, }
County of Klamath } ss.BE IT REMEMBERED, That on this 4th day of April, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DOUGLAS C. BAXTER and KATHLEEN A. BAXTER known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Lori Jane Thornton
Notary Public for Oregon.
Commission expires 5-11-94Title Order No. K-46432Escrow No. 945334AT / 1909-33287After recording return to:
LEIGH R. & DORIS L. GRASS
2836 AURORA DRIVE
KLAMATH FALLS, OR 97603

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

LEIGH R. & DORIS L. GRASS
2836 AURORA DRIVE
KLAMATH FALLS, OR 97603STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title co
on this 13th day of June A.D., 19 94
at 11:03 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 18431
Evelyn Biehn County Clerk
By Douline Mullender
Deputy.

Fee, \$30.00