

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That LEO SMOTHERS and MARY C. SMOTHERS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHNIE A. BAUGH and CHERYL R. BAUGH, 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:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.030."

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 \$126,500.00. However, the actual consideration consists of the value of the property or value given or promised which is the whole or part of the consideration for the transfer of the property described herein.

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 25 day of October, 1994; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON
County of Klamath ss.
October 25, 1994

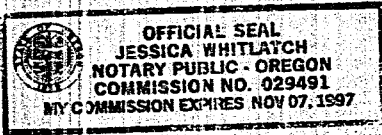
Leo Smothers
LEO SMOTHERS
Mary C. Smothers
MARY C. SMOTHERS

Personally appeared the above named
LEO SMOTHERS
MARY C. SMOTHERS

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

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
day of , 19 , by
president, and by
secretary of



a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

LEO SMOTHERS and MARY C. SMOTHERS
2446 Kindley Way
Klamath Falls, OR 97603

JOHNIE A. BAUGH and CHERYL R. BAUGH
5138 Basin View Dr
Klamath Falls, OR 97603

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5138 Basin View Dr
Klamath Falls, OR 97603

JOHNIE A. BAUGH and CHERYL R. BAUGH
5138 Basin View Dr
Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of
I certify that the within instrument was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page or as
file/reel number.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By Recording Officer
Deputy

33717

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 1" iron shaft with hex nut marking the Northwest corner of said SW1/4 of the NW1/4; thence North 89 degrees 55' East along the North line of said SW1/4 of the NW1/4, 819.09 feet to a 1/2 inch iron pin; thence South 00 degrees 05' East, 124.67 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing South 00 degrees 05' East, 249.33 feet to a 1/2 inch iron pin in the Northerly right of way line of Lindley Way; thence South 89 degrees 55' West along said right of way line, 122.50 feet to a 1/2 inch iron pin; thence North 00 degrees 05' West, 249.33 feet to a 1/2 inch iron pin; thence North 89 degrees 55' East, 122.50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Ore A.D., 19 94 at 2:42 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 33716

FEE \$35.00

Evelyn Biehn

By

County Clerk

Pauline M. Henderson