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## MOUNTAIN TITLE COMPANY

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ARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That DAVID W. BAUMGARDNER, SR. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KRISTI D. WALTZ and LAWRENCE J. CERNHART and SHARON A. GERHART, NOT AS 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, \_ and State of Oregon, described as follows, to-wit: Lot 3, Block 3, Tract 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 30.930." 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 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and that 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 1000000000 A CANAGA A ANALASI 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  $\int \mathcal{O}_{-} day$  of  $\underbrace{2000}_{-}$ , 19  $\underbrace{94}_{-}$ ; if a corporate grantor, it has caused its name to be signed and seal afford by its officers, duly authorized thereto by STATE OF OREGON. DAVID W. BAUMGARDNER, SR. County of Deschutes November 10, Personally appeared the above named DAVID W. BAUMGARDNER SR. and acknowledged the foregoing instrument to be voluntary act and deed. Before me: auno (1. littl STATE OF OREGON, County of The foregoing instrument was acknowledged before me this 1.55 Notary Public for Oregon My commission expires: 7-2698 . 19 , by president, and by secretary of OFFICIAL SEAL LAURIE A. WITTY NOTARY PUBLIC-OREGON COMMISSION NO, 035673 MY COMMISSION EXPIRES JULY 26, 1998 \_ corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) DAVID W. BAUMGARDNER, SR. 1694 S. W. 25TH STATE OF OREGON, REDMOND, OR 97756 ss. GRANTOR'S NAME AND ADDRESS County of Klamath KRISTI D. WALTZ, LAWRENCE J. GERHART and SHARON A. GERHARTceived for record on the I certify that the within instrument was 14th KLAMATH FALLS, OR 97603 day of <u>November</u> \_, 19\_94 at 2:56 o'clock P. M., and recorded GRANTEE'S NAME AND ADDRES in book <u>M94</u> on page file/reel number 91001 KRISTI D. WALTZ, LAWRENCE J. GERHART and SHARON A. GERHARKecord of Deeds of said county. CE RESERVED <u>\_34899</u> or as KLAMATH FALLS, OR 97603 Witness my hand and seal of County NAME ADDRESS, ZI affixed. sand all he sales - a shall be sent to the following address an is inc KRISTI D. WALTZ, LAWRENCE J. GERHART and SHARON A. GERHART Evelyn Biehn, County Clerk 4511 STURDIVANT AVENUE KLAMATH FALLS, OR 97603 A Recording Officer

PCV J :56 11-14-94 P02

MOUNTAIN TITLE COMPANY

Fee \$30.00

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