

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARK DONALD HAACK AND MINDY L. SNYDER (who acquired title as MINDY L. KOPE) WITH THE RIGHTS OF SURVIVORSHIP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN L. BAKKE AND PAUL D. BAKKE, 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 13 in Block 52, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 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 \$ 1.00 plus other

~~valuable consideration~~  
~~of the consideration (including the value of the premises) between the grantor and the grantee, as stated in the deed, is \$1.00 plus other~~

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.

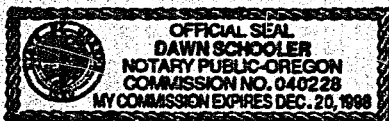
In Witness Whereof, the grantor has executed this instrument this 14 day of February, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of KLAMATH ) ss.  
February 14, 1995

Personally appeared the above named \_\_\_\_\_  
Mark Donald Haack  
Mindy L. Snyder

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

Before me: Dawn Schooler  
Notary Public for Oregon  
My commission expires: 12/20/98



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Mark Haack & Mindy Snyder

4729 S. 14th.  
KFD, 97603

GRANTOR'S NAME AND ADDRESS

Susan and Paul Bakke

121 Nevada  
Klamath Falls, OR. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Susan & Paul Bakke  
121 Nevada  
Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

When a change is requested all future correspondence shall be sent to the following address.

Susan & Paul Bakke  
121 Nevada  
Klamath Falls, OR. 97601

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 Feb, 19 95, at 11:09 o'clock A.M. and recorded in book M95 on page 3822 or as file/reel number 95160.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

FEE: \$30.00

By Dawn Schooler Deputy