

96072

MOUNTAIN TITLE COMPANY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHNIE A. BAUGH and CHERYL R. BAUGH who acquired title as Cheri R. Griffith hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON LOWTHER and PAMELA LOWTHER, husband and wife, 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 7 in Block 5 of 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.
SUBJECT TO: An Agreement, including the terms and provisions thereof, dated August 20, 1982 and recorded Augusts 30, 1982 by and between Norman E. Baugh and Faye Baugh, husband and wife and Johnnie A. Baugh and Cheryl R. Griffith. The grantee herein does not agree to assume and to pay this obligation.

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 \$38,500.00.

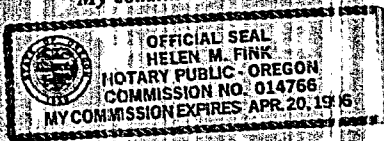
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of March, 1995; 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
3/9, 1995

Personally appeared the above named JOHNIE A. BAUGH and CHERYL R. BAUGH to be their voluntary act and deed.

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



JOHNIE A. BAUGH and CHERYL R. BAUGH

2446 Lindley Way
Klamath Falls, OR 97601

VERNON LOWTHER and PAMELA LOWTHER

PO Box 30
Keno, OR 97627

VERNON LOWTHER and PAMELA LOWTHER

PO Box 30
Keno, OR 97627

VERNON LOWTHER and PAMELA LOWTHER

PO Box 30
Keno, OR 97627

JOHNIE A. BAUGH
CHERYL R. BAUGH

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 13th day of March, 1995, at 11:07 o'clock A. M., and recorded in book M95 on page 5534 or as file/reel number 96072.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By _____ Recording Officer
Deputy

FEE: \$30.00