

35084mk WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ILA J. CHARRIER-ROETHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DANIEL BALDERAS and BRENDA BARTHOLOMEW, with the rights of survivorship 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TOGETHER WITH A 1967 KIT MOBILE HOME OR Plat #X184131 ID# S2001, Title #9312361605

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 \$ 30,000.00

~~However, the actual consideration for this transfer, stated in terms of dollars, is \$ 30,000.00 and the 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.~~

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 8 day of May, 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, ss.May 8, 1995.

Personally appeared the above named

ILA J. CHARRIER-ROETHLER

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

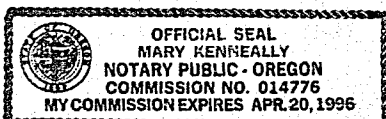
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires:

(SEAL)



ILA J. CHARRIER-ROETHLER
1205 W. 12ST STREET
ALTURAS, CA 96101

GRANTOR'S NAME AND ADDRESS

DANIEL BALDERAS and BRENDA BARTHOLOMEW
P.O. BOX 29
MERRILL, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

DANIEL BALDERAS and BRENDA BARTHOLOMEW
P.O. BOX 29
MERRILL, OR 97633

NAME, ADDRESS, ZIP

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

DANIEL BALDERAS and BRENDA BARTHOLOMEW
P.O. BOX 29
MERRILL, OR 97633

NAME, ADDRESS, ZIP

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.

Recording Officer

By _____ Deputy

35084-MK

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the NW1/4 of NE1/4 of Section 11, Township 41 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of a tract conveyed to Loftus Gray and wife, by deed recorded June 21, 1961, in Book 330 at page 395, said point being West 2236.6 feet from the Section corner common to Sections 1, 2, 11 and 12 of said Township and Range, and South to a point that is 425 feet North from the North line of Lost River; thence from said point of beginning, West parallel to the North line of said Section 11 a distance of 100 feet; thence South parallel to the East line of said Gray tract a distance of 400 feet more or less to the North bank of Lost River; thence East along Lost River to the East line of said Gray tract; thence North along the East line of said Gray tract a distance of 425 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of May A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 11883

FEE \$35.00

By Bernetha G. Lersch, County Clerk
[Signature]