

## WARRANTY DEED

111-33402-11  
KNOW ALL MEN BY THESE PRESENTS, That  
WILLIAM T. BAIN and LEONA F. BAIN, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called EAST CASCADE PROPERTIES, INC., an Oregon Corporation, 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:

~~The NW1/4 of the SW 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the N 1/2 of the N 1/2 of the N 1/2 of the NW 1/4 of the SW 1/4 OF section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. ALSO EXCEPTING THEREFROM the S 1/2 of the S 1/2 of the NW 1/4 of the SW 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.~~

Meridian, 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.

[illegible]

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 12 day of JUNE, 1922, 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.

W. Blair T. Bauri

STATE OF OREGON, CALIFORNIA )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

William T. Bain  
LEONA F. BAIN

Personally appeared the above named \_\_\_\_\_  
 WILLIAM T. BAIN  
 LEONA F. BAIN

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

**Before me:**

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

~~WILLIAM T. BAIN and LEONA F. BAIN~~  
~~42285 SADDLEBACK DRIVE~~  
~~AGUANGA, CA 92536~~

GRANTOR'S NAME AND ADDRESS  
EAST CASCADE PROPERTIES, INC.  
P.O. BOX 214  
KLAMATH FALLS, OR 97601

~~EAST CASCADE PROPERTIES, INC.~~  
~~P.O. BOX 214~~  
~~KLAMATH FALLS, OR 97601~~

Until a change is requested all tax statements shall be sent to the following address:  
**EAST CASCADE PROPERTIES, INC.**  
**P.O. BOX 214**  
**KLAMATH FALLS, OR 97601**

STATE OF OREGON,

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

**MOUNTAIN TITLE COMPANY**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA  
County of RIVERSIDE  
On JUNE 12, 1995 before me, PATRICIA A. WHITTLE, NOTARY PUBLIC,  
personally appeared WILLIAM T. BAIN and LEONA F. BAIN

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Patricia A. Whittle  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED  
Document Date: 6/12/95 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of Mountain Title Company the 30th day  
of June A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 17209.  
Bernetha G. Letsch County Clerk  
By Ernette Mueller  
FEE \$35.00