

## WARRANTY DEED

MTC 35791ms

YOLANDA SALINAS,

Grantor(s) hereby grant, bargain, sell and convey to

LILLIE M. BAKER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOTS 1 AND 2 IN THE RESUBDIVISION OF BLOCK 23, INDUSTRIAL 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  
MAP 3809-033AB-07500 REF 418131

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

TRUST DEED, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, GIVEN TO SECURE AN INDEBTEDNESS WITH INTEREST THEREON AND SUCH FUTURE ADVANCE AS MAY BE PROVIDED THEREIN;

DATED: SEPTEMBER 25, 1992

RECORDED: OCTOBER 28, 1992

VOLUME: M92 PAGE 25314, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

AMOUNT: \$20,275.00

GRANTOR: YOLANDA SALINAS

TRUSTEE: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

BENEFICIARY: STEVEN L. HALL, CAROLYN HALL, LORISSA HALL, JAMES L. HALL, JR. EACH AS TO AN UNDIVIDED 1/4 INTERST, ALL AS TENANTS IN COMMON.

WHICH THE HEREIN GRANTEE ASSUMES AND AGREES TO PAY SAID DEBT

and the 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.

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.

The true and actual consideration for this conveyance is \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1107 WIARD STREET, KLAMATH FALLS, OR 97603

Dated this 7 day of AUGUST, 1995.

Yolanda Salinas  
YOLANDA SALINAS

## NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS ss. AUGUST 7 19 95

COUNTY OF HAYS

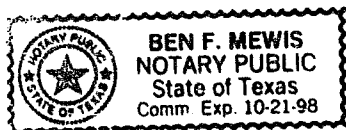
Personally appeared the above named YOLANDA SALINAS

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

[Signature]  
Notary Public for TEXAS

My commission expires 10-21-98



(seal)

Return to:

LILLIE M. BAKER  
1107 WIARD STREET  
Klamath Falls, Or 97603

21926

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day  
of August A.D., 19 95 at 3:28 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 21925.  
Bernetha G. Letsch, County Clerk

By Annette

FEE \$35.00