

MTC 3689 DS

WARRANTY DEED

Vol 95 Page 34097

HUBERT W. BAKIE and PEARL L. BAKIE, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey
 HARLEY V. PETERSCHICK and GRACE EVELYN PETERSCHICK, husband and wife,
 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:

Lot 28 of CASITAS, according to the official plat thereof on file in the
 office of the County Clerk of Klamath County, Oregon.

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:
 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: HARLEY PETERSCHICK, 4352 Altamont, Klamath Falls, OR
 97603

Dated this 12 day of Dec., 1995

Hubert W. Bakie
 HUBERT W. BAKIE

Pearl L. Bakie
 PEARL L. BAKIE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Dec. 12 19 95
 COUNTY OF Klamath

Personally appeared the above named

Hubert W. Bakie & Pearl L. Bakie

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Dawn Scholer
 Notary Public for Oregon

My commission expires 12/20/98



(seal)

Return to:

HARLEY V. PETERSCHICK
 4352 Altamont

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13th day
 of December A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 34097.

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Cheryl Russell