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MTC372580S

WARRANTY DEED

CHERYL LANIER, ALSO KNOWN AS CHERYL EDNA LANIER, Grantor(s) hereby grant, bargain, sell and convey to JERRY L. BAUGES and BEVERLY A. BAUGES, 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:

PARCEL 1: Lots 1 and 2 in Block 5 of FIRST ADDITION TO THE CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 1, Block 6, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST

SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 40,000.00. Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. BOX 653, Chiloquin, CR. 97624 Dated this 4th day of March , 1996. Cherif Lavier NOTARY ACKNOWLEDGEMENT ****SER ATTACHED NOTARY ACKNOWLEDGEMENT**** STATE OF ____ss.__ COUNTY OF Personally appeared the above named See attached notary acknowledgment and acknowledged the foregoing instrument to be _ voluntary act. Before me: Notary Public for _____

My commission expires ____

(seal)

Return to: JERRY L. BAUGES P.O. Boc 653 Chiloquin, OR. 97624

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Subscribed to the within instrument and a knowledged to me that he/she/they execute the same in his/her/their authorize capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument with person(s) acted, executed the instrument of the entity upon behalf of which the person(s) acted, executed the instrument with person(s) and that by his/her/the capacity(ies), and that by his/her/the capacity(ies), and that by his/her/the signature(s) on the instrument and could prevent fraudulent realtachment of this form. OPTIONAL Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent realtachment of this form. CAPACITY CLAIMED BY SIGNER DESCRIPTION OF ATTACHED DOCUMENT TITLE OR TYPE OF DOCUMENT NUMBER OF PAGES NUMBER OF PAGES NUMBER OF PAGES TITLE OR TYPE OF DOCUMENT DATE OF DOCUMENT E OF OREGON: COUNTY OF KLAMATH: ss.	County of Tuolumne On March 4, 1996	RECEIVED ACKNOW	LEDGMENT
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