

MTC 372580S

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
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 \$ 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, OR. 97624

Dated this 4th day of March, 1996.

Cheryl Lanier
CHERYL LANIER

NOTARY ACKNOWLEDGEMENT

****SEE ATTACHED NOTARY ACKNOWLEDGEMENT****

STATE OF _____
COUNTY OF _____ SS. _____ 19 _____

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. Box 653
Chiloquin, OR. 97624

96 MAR -6 AM 1:02

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

6131

No. 5907

State of California

County of Tuolumne

On March 4, 1996

DATE

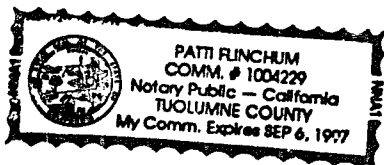
before me, Patti Flinchum, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CHERYL LANIER

NAME(S) OF SIGNER(S)

☐ 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.

Patti Flinchum

SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of March A.D., 19 96 at 11:02 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 6130

FEE \$35.00

By Bernetha G. Letsch, County Clerk