

MTC 38195KA

ROBERT E. BAGGETT and SANDRA L. BAGGETT, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN JAMES STEINER, JR. and ANNE M. STEINER, 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 1 in Block 9 of THE TERRACES 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.

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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 465 LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 16 day of May, 19 96

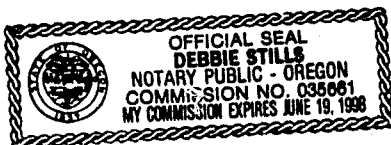
Robert E. Baggett
ROBERT E. BAGGETT

Sandra L. Baggett
SANDRA L. BAGGETT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 16 19 96
COUNTY OF KLAMATH Umatilla
Personally appeared the above named ROBERT E. BAGGETT AND
SANDRA L. BAGGETT

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Debbie Stills

Notary Public for OregonMy commission expires 6-19-98

ESCROW NO. MT38195-KA

Return to:

JOHN JAMES STEINER, JR.
465 LAGUNA STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 20th day of May A.D. 19 96
at 3:57 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 14647.
Bernetha G Letsch, County Clerk
By Cheryl Small Deputy.
Fee, \$30.00

96 MAY 20 P3:57