

19146

MTC 38307-MS

WARRANTY DEED

Vol M96 Page 16229

LILLIE M. BAKER

Grantor(s) hereby grant, bargain, sell and convey to:
 EDMOND R. PRINCE and MARY K. PRINCE, 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:

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

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:

SUBJECT TO: First Trust Deed recorded October 28, 1992 in Volume M92,
 page 25314, Microfilm Records of Klamath County, Oregon in favor of
 Steven L. Hall, Carolyn Hall, Lorissa Hall, and James L. Hall, Jr., each
 as to an undivided 1/4 interest, as tenants in common.

THE GRANTEE(S) HEREIN HEREBY AGREE TO ASSUME AND PAY IN FULL THE TRUST DEED
 DESCRIBED ABOVE.

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 \$ 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 202, BEATTY, OR 97621

Dated this 3rd day of June, 1996

Lillie M. Baker
 LILLIE M. BAKER

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

COUNTY OF

Klamath

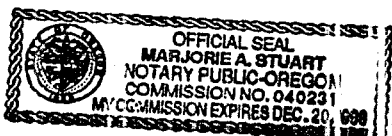
SS.

June 3 19 96

Personally appeared the above named

Lillie M. Baker

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Notary Public for

Oregon

My commission expires

12/20/98

(seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmariTitle the 4th day
 of June A.D., 19 96 at 11:13 o'clock AM, and duly recorded in Vol. M96
 of Deeds on Page 16229

FEE \$30.00

Return: Edward Price

P.O. Box 202

Beatty, Oregon 97621

By

Bernetha G. Letsch, County Clerk

Bernetha G. Letsch