



**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

K-49534-S

LAURA J. BALDWIN aka LAURA JEANNE BALDWIN

conveys and warrants to FRANCIS LEICHMAN CORP., AS TO AN UNDIVIDED 1/2 INTEREST . Grantor.  
AND MARIO A. TABOADA, AS TO AN UNDIVIDED 1/2 INTEREST . Grantee.  
 the following described real property in the County of KLAMATH and State of Oregon.

Lot 6 in Block 4 of Fairview 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.

96 AUG -1 AM 1:15

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 15,647.62 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 24th day of July 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Laura J. Baldwin  
 LAURA J. BALDWIN

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me  
 this 31st day of July 19 96  
 by LAURA J. BALDWIN

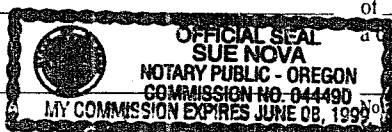
## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_

a corporation, on behalf of the corporation.

Sue Nova  
 Notary Public for Oregon  
 My commission expires:  
 June 8, 1999



STATE OF OREGON, ss.  
 County of Klamath

TI

After recording return to:

FRANCIS LEICHMAN CORP.  
 5320 EDGEWATER DRIVE  
 ORLANDO FL 38210  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME

Filed for record at request of:

Klamath County Title  
 on this 1st day of August A.D., 19 96  
 at 11:15 o'clock AM and duly recorded  
 in Vol. M96 of Deeds Page 23323  
Bernetha G Letsch, County Clerk  
 By Cherry Deputy.

Fee, \$30.00