

23292

MTC 38095DS

## WARRANTY DEED

Vol. male Page 25260

IVA LEE BAUMGARTE,

Grantor(s) hereby grant, bargain, sell and convey to:

BRIAN T. DAVIDSON,

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 43 IN BLOCK 37 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, FLAT NO. 2 ACCORDING TO THE OFFICIAL FLAT THEREOF ON FILE IN THE OFFICE \*\*\*

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 \$ 3,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 145 OAKWOOD, BOULDER CREEK, CA 95006

Dated this 12TH day of AUGUST, 1996.

Iva Lee Baumgarte  
IVA LEE BAUMGARTE

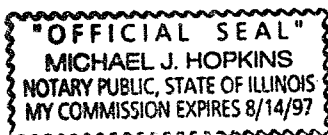
\*\*\* OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.

## NOTARY ACKNOWLEDGEMENT

STATE OF Illinoisss. August 12 19 96COUNTY OF Franklin

Personally appeared the above named Iva Lee Baumgarte

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.



(seal)

Before me:

Michael J. Hopkins

Notary Public for Franklin CountyMy commission expires 8-14-97

ESCROW NO. MT38995-DS

Return to:

BRIAN T. DAVIDSON

145 OAKWOOD

BOULDER CREEK, CA 95006

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ AmeriTitle \_\_\_\_\_ the 15th day  
of August A.D., 19 96 at 3:36 o'clock PM., and duly recorded in Vol. M96,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 25260

FEE \$30.00

Bernetha G Letsch, County Clerk

By Cheryl Russell

96 AUG 15 P3:36