Vol.male Page 27303

RICHARD D. TALBOTT, who acquired title as

RICHARD L. TALBOTT and SHARON L. TALBOTT, as tenants by the entirety,

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

JIM H. BAKER,

X

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 9 and the Westerly 20 feet of Lot 10, Block 44, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH Grantor's interest in Well Agreement recorded July 26, 1982 in Volume M82, page 9478, Microfilm Records of Klamath County, Oregon.

Together with Mobile Home \$X145879 which is situated on the real property described above.

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

NOTARY ACKNOWLEDGEMENT

ARIZUNA LA PAZ Aug 21 19 96 SS. COUNTY OF

Personally appeared the above named RICHARD D. TALBOTT AND

SHARON L. TALBOTT

and acknowledged the foregoing instrument to be their voluntary act.

Karla Chreelee

Novary Public for Stak of A2

My commission expires MY COMM EXPIRES JUNE 11, 1998

Return to 2 00

JIM H. BÄKKK c/o AMERITITLE 222 South Sixth Street Klamath Falls, OR 97601

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JIM H. BAKER, RICHARD L. TALBOTT and SHARON L. TALBOTT, as tenants by the granding of the grant of the grant, bargain, sell and convey to: RUCHARD D. TALBOOT, who acquired title ac-AP/TITULE BO HILC STOCKY

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The true and actual consideration for this conveyance is \$ 40,000,000

following address: ; Until a change is requested, all has statements shall be sent to Short the

. K.

Dated thic A day of ALL 1682

ABARCH E TALBOTT

FEE \$35.00

of <u>September</u>

Filed for record at request of _ **AmeriTitle** _ the _ o'clock ____AM., and duly recorded in Vol. _____96 _____ on Page ___27303 A.D., 19 96 at 9:51 Deeds Bernetha G Letsch, County Clerk
By

Walnus Dy James 10

STATE OF OREGON: COUNTY OF KLAMATH:

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Klamath Falls, OR 97601 222 South Sixth Street c/o MERITITLE

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