



**STATUTORY WARRANTY DEED**  
(Individual or Corporation)  
K-49933-S

NED E. BALDWIN AND LISA BALDWIN

, Grantor,

conveys and warrants to JASON D. HULBERT

, Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

Lot 45 in Block 1, Tract No. 1078, Second Addition to Kelene Gardens,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

NOV -6 P2:56

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 \$ 71,500.00 (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 5th day of November 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Ned E. Baldwin  
NED E. BALDWIN

Lisa Baldwin  
LISA BALDWIN

STATE OF OREGON, County of Klamath )ss.

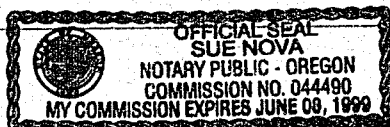
The foregoing instrument was acknowledged before me  
this 5th day of November 19 96  
by NED E. BALDWIN AND LISA BALDWIN

**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



After recording return to:  
JASON D. HULBERT  
3914 Gregory Drive  
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

Same

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title  
on this 6th day of November A.D. 19 96  
at 2:56 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 35120  
Bernetha G. Letsch, County Clerk  
By Kathleen Ross

Deputy.

Fee, \$30.00