

35269

MTC 40925-MS
WARRANTY DEED

Vol. 1197 Page 9520

DARRYL BAETH and JOANNE BAETH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
STUART G. WOOLLEY and MELINDA WOOLLEY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 1720, KIAMATH FALLS, OR 97601

Dated this 31st day of March, 1997.

Darryl Baeth
DARRYL BAETH

Joanne Baeth
JOANNE BAETH

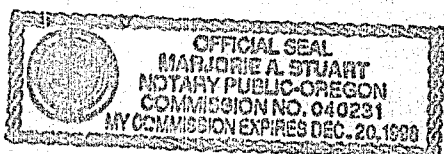
STATE OF Oregon

SS. March 31 19 97

COUNTY OF Klamath

Personally appeared the above named Darryl Baeth and Joanne Baeth

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Margaret A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40925-MS

Return to:

STUART G. WOOLLEY

PO BOX 1720

KLAMATH FALLS, OR 97601

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EXHIBIT "A"
LEGAL DESCRIPTION

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 8; thence Southwesterly along the Southerly line of Main Street, 125 feet; thence Northeasterly and parallel with said Main Street, 45 feet to the Westerly line of Seventh Street in said Town; thence Northwesterly along the Westerly line of said Seventh Street, 120 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of April A.D., 19 97 at 3:50 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 9520

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Reed