

97 JUL 17 AM 10:05

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC NO 03046457
AFTER RECORDING RETURN TO:
KEN & JAMES BALDWIN

7318 QUARTZ AVE
CANBY, OR 97001

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 17th day of July A.D., 1997
at 11:05 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 22535

Bernetha G. Letsch, County Clerk

By Harthun Koser

Fee, \$30.00

Deputy.

CHRISTOPHER G. SOLOMON and GLORIA J. SOLOMON and GREGORY LARA JR., hereinafter called GRANTOR(S), convey(s) to KENNETH BALDWIN and JAMES BALDWIN, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 7, 8, and 9, Block 45, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPT the West 10 feet, in the County of Klamath, State of Oregon.

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of July, 1997.

Christopher G. Solomon
CHRISTOPHER G. SOLOMON

Gloria J. Solomon
GLORIA J. SOLOMON

Gregory L. Lara Jr.
GREGORY LARA JR.

STATE OF OREGON, County of Klamath)ss.

On July 8, 1997, personally appeared CHRISTOPHER G. SOLOMON and GLORIA J. SOLOMON and GREGORY LARA, JR. who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 4-10-2000

