

43543

MTC 42102-KA Vol. M97 Page 26631
WARRANTY DEED

KENNETH R. BALDWIN,

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

CHARLES DOUGLAS WHITTEMORE, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE WHITTEMORE LOVING TRUST DATED SEPTEMBER 18, 1995, AND ANY AMENDMENTS THERETO., 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 7 IN BLOCK 2 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. Box 634, Klamath Falls, OR 97601

Dated this 11 day of August, 1997.

Kenneth R. Baldwin
KENNETH R. BALDWIN

STATE OF LOUISIANA
PARISH BOSSIER SS. August 11 1997
~~CITY~~ OF BOSSIER

Personally appeared the above named KENNETH R. BALDWIN

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Alice B. Demmon
Notary Public for CADDO/BOSSIER, LOUISIANA
My commission expires IS FOR LIFE

(seal)

ESCROW NO. MT42102-KA

Return to:
WHITTEMORE LOVING TRUST
P.O. BOX 634
Klamath Falls, OR 97601

ALICE B. DEMMON
NOTARY PUBLIC, Caddo Parish, Louisiana
My Commission is for Life

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 13th day of August A.D. 1997
at 3:46 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 26631

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.