

MT43007-MS
WARRANTY DEED

52144

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AUDIE SOYLAND,

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

NANCY H. BALDINI,

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 16 IN BLOCK 12 OF TRACT NO. 1220 - FOURTH ADDITION TO THE MEADOWS, 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 \$ 111,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5011 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 23 day of January, 1998

AUDIE SOYLAND

STATE OF Oregon

COUNTY OF Klamath

SS. January 23 1998

Personally appeared the above named Audie Soyland

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 1/22/01

ESCROW NO. MT43007-MS

Return to:

NANCY H. BALDINI

5011 VILLA DRIVE

KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 23rd day of January A.D., 1998

at 3:47 o'clock P. M. and duly recorded

in Vol. M98 of Deeds Page 2315

Bernetha G. Leisch, County Clerk

By Rodger Rose

Fee. \$30.00

Deputy

30-