

55553

MTC 43998-MS
WARRANTY DEEDVol 1198 Page 10338

KATHLEEN M. BAKER, WHO ACQUIRED TITLE AS KATHLEEN M. CAVAN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KATHLEEN M. BAKER,

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, BLOCK 96, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$--0-

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 525 UERLINGS STREET, KLAMATH FALLS, OR 97601

Dated this 26th day of March, 19 98

Kathleen M. Baker
KATHLEEN M. BAKER

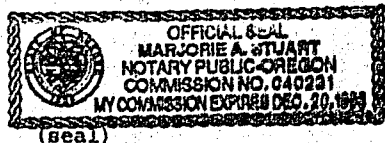
STATE OF Oregon

COUNTY OF Klamath

SS. march 26 19 98

Personally appeared the above named Kathleen M. Baker

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Maynard J. Swann
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43998-MS

Return to:

KATHLEEN M. BAKER
525 UERLINGS STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 31st day of March A.D. 1998
at 11:43 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 10338
Bernetha G. Letsch, County Clerk
By Kathleen Baker
Fee, \$30.00 Deputy.