

61373

Vol. 1998 Page 23425

After recording return to: '98 JUL -2 A9:15

TITLE ORDER NO: K-52601
KEY ESCROW NO: 41-1688ODELL J. BAUGHMAN
PO BOX 1054
LA PINE, OR 97739Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVEWARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)MICHAEL L. WELCOME aka MICHAEL WELCOME, an estate in fee simple Grantor,
conveys and warrants to:

ODELL J. BAUGHMAN and JOY A. BAUGHMAN, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No: 131351	Map No: 2310-018C0-00300-000
Tax Account No: 131388	Map No: 2309-013D0-02700-000
Tax Account No: 134937	Map No: 2309-013D0-03000-000

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.

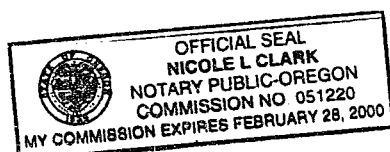
The true consideration for this conveyance is \$41,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 29th day of June, 1998.

GRANTOR(S):

Michael L. Welcome
MICHAEL L. WELCOME



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 6/29, 1998,
by MICHAEL E. WELCOME

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Parcel 1:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast Quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 100 feet to the point of beginning.

Parcel 2:

Also starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

NOTE: There is an appurtenant easement the property being insured on which no examination of the title has been made. Said easement will not be insured but should be included in the forth coming conveyance. Easement described as follows:

TOGETHER WITH Easement recorded in Deed Volume 362 page 195, as follows: The privilege of ingress and egress for roadway purposes over upon and across the Westerly twenty (20) feet of the following described real property; Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along the East line of the Section a distance of one hundred ten feet all of said property being in Section 13, Township 23, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING from the above described property any rights of way for ditches, laterals, canals and roadways.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 2nd day
of July A.D., 19 98 at 9:15 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 23425.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross