

1999 JUN 16 PM 3:13

WARRANTY DEED

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GARY A. FLORENCE and PATSY FLORENCE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BRADFORD B. BAER, AN UNMARRIED MAN, 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:

The Northwesterly 58 fet of Lot 8 in Block 5, the original Town of Linkville, now KLAMATH FALLS ORIGINAL ADDITION, 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 \$ 56,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 219 SW HAYES, BEND, OR 97702

Dated this 7th day of June, 1999.

GARY A. FLORENCE

PATSY FLORENCE

STATE OF ~~OREGON~~ Washington SS. June 7th 19 99

COUNTY OF ~~KLAMATH~~ King

Personally appeared the above named

GARY A. FLORENCE & PATSY FLORENCE

and acknowledged the foregoing instrument to be their voluntary act

Before me:

Marianne M. Kuehnell

Notary Public for Oregon Washington

My commission expires 10-09-2000

Residing @: King County

ESCROW NO.: MT48274-KR

Return to:

BRADFORD B. BAER  
219 SW HAYES  
BEND OR 97702

State of Oregon, County of Klamath  
Recorded 6/16/99, at 3:13 p. m.  
In Vol. M99 Page 23731

Linda Smith,

County Clerk

Fees 30 - K