

1999 JUN 24 AM 11:41

MTC 47805-KR
WARRANTY DEED

AIMEE BREWER, as to an undivided $\frac{1}{2}$ interest

Vol M99 Page 24768

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY D. BAXTER,

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:

Parcel 2 of Land Partition 63-96 situated in the SW1/4, and the N1/2 SE1/4 of Section 29 and the NW1/4 of Section 32, all in Township 40 South, Range 10 East of the Willamette Meridian, 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:

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein dated March 10, 1998 and recorded March 31, 1998 in Volume M98, page 10401, Microfilm Records of Klamath County, Oregon in the amount of \$610,000.00 in favor of Paine Webber as IRA Custodian for Debra Dixon as to an undivided 66% and Anesthesia Associates of Medford, P.C., M.P.P./P.S.P. for the benefit of Robert J. Truillo, Account No. 93-0797923 as to an undivided 34%, as Beneficiaries. The above named Grantee hereby agrees to assume and pay in full the above described Trust Deed.

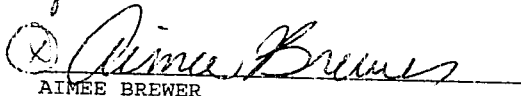
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 \$ 313,891.79.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: c/o 3976 Bellinger Lane, Medford, OR 97501

Dated this 4th day of June, 1999.


AIMEE BREWER

STATE OF OREGON

COUNTY OF JACKSON

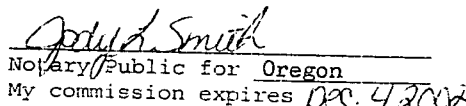
SS. June 4 19 99

Personally appeared the above named _____

AIMEE BREWER

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

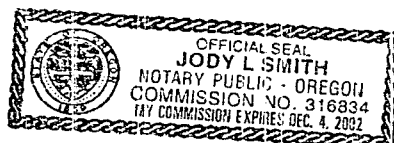

Notary Public for Oregon
My commission expires Dec. 4, 2002

(seal)

ESCROW NO. MT47805-KR

Return to:

JEFFREY D. BAXTER
c/o HOYAL & ASSOCIATES
3976 BELLINGER LANE
MEDFORD OR 97501



State of Oregon, County of Klamath
Recorded 6/24/99, at 11:41 a.m.
In Vol. M99 Page 24768
Linda Smith,
County Clerk Fee \$ 30 - KR