

MT48211-MG
WARRANTY DEED

Vol M99 Page 26269

JERRY L. BAUGES and BEVERLY A. BAUGES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRAD BAUGES and TIFFANI BAUGES, as tenants by the entirety,
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:

Lots 1 and 2 in Block 5 of FIRST ADDITION TO THE CITY OF CHILOQUIN,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

TOGETHER WITH A 1996 FLEETWOOD MANUFACTURED HOME, OREGON LICENSE NO.
X-234457, SERIAL NO. 0RFLS48A50196FW13 WHICH IS SITUATED ON THE REAL
PROPERTY DESCRIBED HEREIN.

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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 1235 Chiloquin OR 97624

Dated this 28 day of June, 1999.

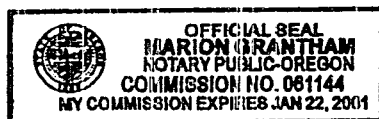
Jerry L. Bauges
JERRY L. BAUGES

Beverly A. Bauges
BEVERLY A. BAUGES

STATE OF Oregon ss. June 28 19 99
COUNTY OF Klamath

Personally appeared the above named Jerry L. Bauges
and Beverly A. Bauges

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon

My commission expires 1/22/01

ESCROW NO. MT48211-MG

Return to:
BRAD BAUGES
PO BOX 1235
CHILOQUIN OR 97624

State of Oregon, County of Klamath
Recorded 6/30/99, at 3:51 p. m.
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Linda Smith,
County Clerk Fee \$ 30 - RL