



WARRANTY DEED

State of Oregon, County of Klamath
Recorded 12/14/99, at 2:27 p.m.
In Vol. M99 Page 49161
Linda Smith,
County Clerk Fee\$ 30.00

ASPEN TITLE ESCROW NO. 01050520/m

AFTER RECORDING RETURN TO:

RONALD MARK BALDWIN

11919 Finley Court
K.F. OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS.
SAME AS ABOVE

DANIEL A. HIBNER, SR. and E. JOYCE HIBNER, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to RONALD
MARK BALDWIN, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The North 38 feet of Lot 6, Block 63, CUENA VISTA ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1, Map 3300-29BC, Tax Lot 0300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$57,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 12th day of December, 1999.

Daniel A. Hibner Sr.
DANIEL A. HIBNER, SR.

E. Joyce Hibner
E. JOYCE HIBNER

STATE OF OREGON, County of Klamath)ss.

On December 13, 1999, personally appeared the above named
Daniel A. Hibner and E. Joyce Hibner, and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

