

200 JAN 21 AM 11:25

MT50097-KR  
WARRANTY DEED

Vol M00 Page 2120

BREVAN A. BAIMA and LAURIE L. BAIMA, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SHAWNA FAY HEGLUND and LOUIE G. GALLAGHER, as tenants in common,  
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:

LOT 13 IN BLOCK 1 OF TRACT NO. 1216, FIRST ADDITION TO CHIA PARK,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3809-19DC-11300

KEY# 874690

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 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2616 CHANTAL AVENUE, KLAMATH FALLS, OR 97601

Dated this 19<sup>th</sup> day of January, 2000.

Brevan A. Baima  
BREVAN A. BAIMA  
Laurie L. Baima  
LAURIE L. BAIMA



State of California  
County of San Luis Obispo

This instrument was acknowledged before me on January 19<sup>th</sup>, 2000 by BREVAN  
A. BAIMA AND LAURIE L. BAIMA.

Cindy Dillon  
(Notary Public)

My commission expires 7-17-2000

ESCROW NO. MT50097-KR

Return to:  
SHAWNA FAY HEGLUND  
2616 CHANTAL AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 1/21/00, at 11:25 a.m.  
In Vol. M00 Page 2120  
Linda Smith,  
County Clerk Fee \$ 21.00

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