

200 MAY 12 AM 11:23

MTC 51007-KR
WARRANTY DEED

Vol M00 Page 17291

TIMOTHY R. ENGLERT AKA TIM ENGLERT,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LEONARD BAI0 and DEBORAH BAI0, husband and wife,

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 9 IN BLOCK 2 OF NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3614-34DC-5500

KEY# 365795

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: The interest of C. R. Collier aka Charlene Roma Collier as disclosed by Bargain and Sale Deed dated October 24, 1984 and recorded October 24, 1984 in Volume M84, page 18283, Microfilm Records of Klamath County, Oregon from Norma Louise Bassett (Fullerton) to Norma Louise Fullerton Bassett, 48%; C.R. Collier, 26%; George W. Fullerton, 26%; Real Estate Contract, subject to the terms and provisions thereof dated December 12, 1985, recorded December 12, 1985 in Volume M85, page 20195, Microfilm Records of Klamath County, Oregon from Norma Louise Fullerton Bassett, C.R. Collier and George W. Fullerton to Tim Englert; Quit Claim Deed dated December 12, 1991 and recorded December 12, 1991 in Volume M91, page 25948, Microfilm Records of Klamath County, from George W. Fullerton and Norma Louise Fullerton Bassett to Timothy R. Englert; and The Heirs of Charleen Roma Collier as disclosed by Small Estate 86-57-SE are Lynette A. Clay and Anthony James Collier which the Grantees named herein DO NOT agree to assume nor be responsible for the above listed items and the GRANTORS HEREIN AGREE TO HOLD THE GRANTEEES HARMLESS THEREFROM.

agree to assume and the Grantors named

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 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 121, BLY, OR 97626

Dated this 10th day of MAY, 2000.
T.R.

⑦ Tim Englert
TIMOTHY R. ENGLERT AKA TIM ENGLERT

State of California
County of Alameda

State of Oregon, County of Klamath
Recorded 05/12/00, at 11:23 a.m.
In Vol. M00 Page 17291
Linda Smith,
County Clerk Fee \$ 21 -

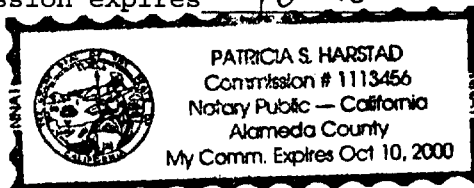
This instrument was acknowledged before me on May 10th, 2000 by
TIMOTHY R. ENGLERT AKA TIM ENGLERT.

Patricia S. Harstad
(Notary Public)

My commission expires 10-10-00

ESCROW NO. MT51007-KR

Return to:
LEONARD BAI0
PO BOX 121
BLY, OR 97626



M
21.00