

200 JUN 26 PM 3:26

MTLS1266-TM
WARRANTY DEED

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MICHAEL E. SEARS,

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

NED E. BALDWIN,

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 17 in Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3909 003AA 01300

KEY# 524668

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 76,000.00.

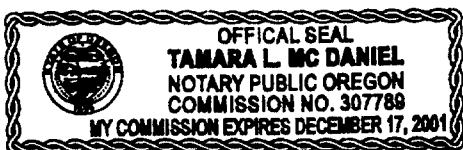
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1805 DERBY STREET, KLAMATH FALLS, OR 97603

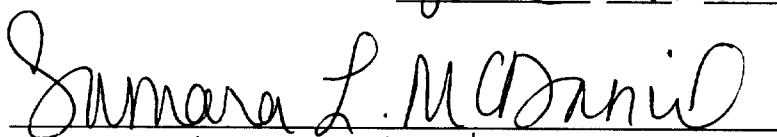
Dated this 19 day of June, 2000


MICHAEL E. SEARS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 19, 2000
MICHAEL E. SEARS.




(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51266-TM

Return to:

NED E. BALDWIN
1805 DERBY STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/26/00, at 3:26 p. m.
In Vol. M00 Page 23169
Linda Smith,
County Clerk Fee\$ 21.00