

JACK A. OHMART and MARLA OHMART, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES E. BAUGHMAN and LAURA J. BAUGHMAN, 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:

Lot 13 in Block 25 of TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

ACCT# 3909-012DB-00600

KEY# 873467

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 180,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4228 EL CERRITO WAY, KLAMATH FALLS, OR 97603

Dated this 26 day of July, 2000

JACK A. OHMART

BY:

MARLA OHMART, ATTORNEY IN FACT

MARLA OHMART

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 26, 2000 by MARLA  
OHMART, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JACK A. OHMART.



(Notary Public for Oregon)

My commission expires

12/17/01

ESCROW NO. MT51624-TM

Return to:

JAMES E. BAUGHMAN  
4228 EL CERRITO WAY  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 07/31/00, at 3:32 p m.  
In Vol. M00 Page 27956  
Linda Smith,  
County Clerk Fee\$ 21.00