

200 OCT 17 PM 3:26

mtc S2350-LW
WARRANTY DEED

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RODNEY A. WELLBORN and CATHERINE J. WELLBORN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LAURA L. BAUMBACH,

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 29, BLOCK 7, TRACT 1019, WINEMA PENINSULA UNIT #2, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3407-027CC-1400

195283

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
\$45,596.32

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 1220 CHILOQUIN, OR 97624

Dated this 15th day of October, 2000.

Rodney A. Wellborn
RODNEY A. WELLBORN

Catherine J. Wellborn
CATHERINE J. WELLBORN

State of ~~Oregon~~ Arizona
County of ~~KLAMATH~~ Maricopa

This instrument was acknowledged before me on October 15, 2000 by
RODNEY A. WELLBORN AND CATHERINE J. WELLBORN.

Jennifer M. Vinay
(Notary Public for ~~Oregon~~ Arizona)

My commission expires June 1, 2001

ESCROW NO. MT52350-LW

Return to:

LAURA L. BAUMBACH
P.O. BOX 1220
CHILOQUIN, OR 97624



State of Oregon, County of Klamath
Recorded 10/17/00, at 3:26 p m.
In Vol. M00 Page 37873
Linda Smith,
County Clerk Fee \$ 21.00