

## WARRANTY DEED

Vol M00 Page 40305~~JANE A. OHLUND~~, RICHARD L. LIGON *re*

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

JOHN M. BAUER and BARBARA M. BAUER, 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 26 IN BLOCK 1, RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

ACCT# 3407-27AB-600

KEY# 193846

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 36,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 401 Corral de Tierra Rd., Salinas, CA 93908

Dated this 31st day of October, 2000.

*Richard L. Ligon*  
~~JANE A. OHLUND~~ RICHARD L. LIGON

State of \_\_\_\_\_  
County of \_\_\_\_\_

*see attached*

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_ by ~~JANE~~ *Richard*  
~~A. OHLUND~~ *Richard*  
*L. Ligon*

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

ESCROW NO. MT51978-KR

Return to:

JOHN M. BAUER

401 Corral de Tierra Rd.  
Salinas, CA 93908

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Barbara } ss.

On Oct. 31, 2000

Date

before me,

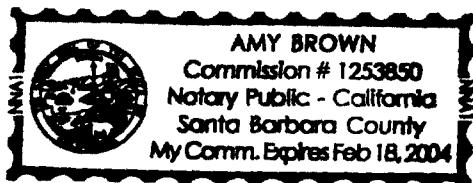
Amy Brown, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Richard L. Ligon

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document:

WARRANTY DEED

Document Date:

NO DATE

Number of Pages:

1

Signer(s) Other Than Named Above:

## Capacity(ies) Claimed by Signer

Signer's Name:

Richard L. Ligon

☒ Individual☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

SELF

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here