

'01 JUL 24 PM3:26

MTL S4349-TM
WARRANTY DEED

Vol M01 Page 36644

ROBERT A. BAUGH,

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

DANIEL ANDREW HEWITT,

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 1 in Block 63 of LAKEVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3809-029BA-05700

KEY# 185613

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 **40,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **2142 HOLABIRD, KLAMATH FALLS, OR 97601**

Dated this 24 day of July, 2001

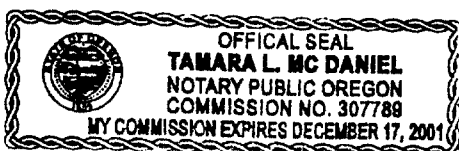
ROBERT A. BAUGH

BY:

Catherine Davis, Attny in Fact
CATHERINE DAVIS, ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 24, 2001 by CATHERINE DAVIS AS ATTORNEY IN FACT FOR ROBERT A. BAUGH.



Samara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT54349-TM

Return to:

DANIEL ANDREW HEWITT
2142 HOLABIRD
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 07/24/01 at 3:26 p. m.
In Vol. M01 Page 36644
Linda Smith,
County Clerk Fee \$ 21.00