

SPECIAL WARRANTY DEED

03 APR 30 PM 3:15

Charley T. Williams and Mildred C. Williams, husband and wife, Grantors, convey and specially warrant to James C. Baldock and Tiffany L. Baldock, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

The Westerly 140.6 feet of Lot 7 and the Southerly 52.5 feet of the Westerly 140.6 of Lot 8 of HENLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment of Klamath Irrigation District.

ALSO SUBJECT TO an irrigation lateral and a water pipeline as shown on the dedicated plat.

ALSO SUBJECT TO restrictions as contained in plat dedication, to-wit:

This plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall at their own expense properly install, maintain and operate such irrigation system. (2) The Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of Klamath Irrigation District, shall never be liable for damages caused by improper construction, operation or care of such system or lack of sufficient water for irrigation, liability of the operators of the Klamath Irrigation District shall be limited to the delivery of water at established outlets of the USRS lateral.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 \$52,000.00.

DATED this 20th day of June, 1995.

Charley T. Williams
CHARLEY T. WILLIAMS

Mildred C. Williams
MILDRED C. WILLIAMS

By Mildred C. Williams, jointly, in fact,
STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 20th day of June, 1995, Charley T. Williams and Mildred C. Williams.



Marjorie A. Stuart
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-20-98

GRANTORS NAME AND ADDRESS: Charley T. Williams and Mildred C. Williams
151 Williams Avenue #308, Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS: James C. Baldock and Tiffany L. Baldock
7249 Henley Road, Klamath Falls, OR 97603
AFTER RECORDING, RETURN TO: Mr. & Mrs. James C. Baldock, et al
7249 Henley Road, Klamath Falls, OR 97603
UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO: 7249 Henley Road, Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 04/30/2003 3:15 p. m.
Vol M03 Pg 28641
Linda Smith, County Clerk
Fee \$ 2-1⁰⁰ # of Pgs 1

\$21,000