



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

BENNY F. SEAY and JOYCE SEAY, husband and wife, Grantor,

conveys and warrants to

VERNON K. BALDWIN and GAYLE E. BALDWIN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 2, BLOCK 6, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R134143 M155992


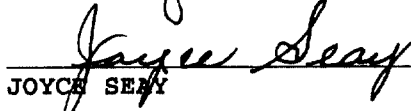
Map/Tax Lot No(s): 2309-025A0-08600-000 M61765

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$79,900.00 .

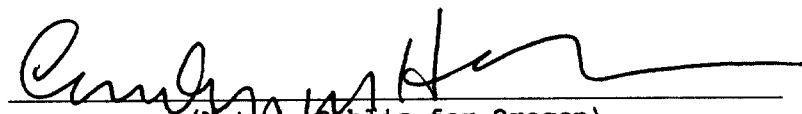
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 15 day of May, 2003.


BENNY F. SEAY

JOYCE SEAY

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

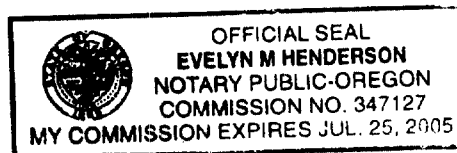
This instrument was acknowledged before me on May 15, 2003 by BENNY F. SEAY and JOYCE SEAY.


(Notary Public for Oregon)
My commission expires 7-25-05

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
VERNON & GAYLE BALDWIN
826 WILD MUSTANG
GILCHRIST, OR 97737

TITLE NO. 00056939
ESCROW NO. 14-0023103



State of Oregon, County of Klamath
Recorded 05/16/2003 2:08 P. m.
Vol M03 Pg 33209
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1