

04 JAN 29 AM 10:57

After Recording Return to:
BILLY T. SMITH
1527 Pleasant Avenue
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
BILLY T. SMITH
1527 Pleasant Avenue
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 01/29/2004 10:57a m
Vol M04 Pg 5509
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

ATE 55349
WARRANTY DEED
(INDIVIDUAL)

~~KENNETH C. BALDWIN and JAMES E. BALDWIN, herein called grantor, convey(s) to BILLY T. SMITH, A SINGLE MAN, an ESTATE IN FEE SIMPLE~~ all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 8, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

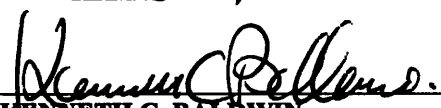
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$54,500.00.**
(here comply with the requirements of ORS 93.930)

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 1-15-04


KENNETH C. BALDWIN

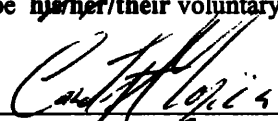

JAMES E. BALDWIN

STATE OF CALIFORNIA, County of LOS ANGELES) ss.

On JAN. 15, 2004 personally appeared the above named KENNETH C. BALDWIN and JAMES E. BALDWIN and acknowledged the foregoing instrument to be ~~his~~ their voluntary act and deed.

This document is filed at the request of:


Aspen
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058349

Before me: 
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: APRIL 29, 2006

Official Seal

