

04 AUG 20 AM 8:20

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After Recording Return to:

JAMES E. BALDWIN

1654 Valley View Dr.
Medford, OR 97504

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES E. BALDWIN

Same as Above

State of Oregon, County of Klamath

Recorded 08/20/04 8:20 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 59490 AF
WARRANTY DEED
(INDIVIDUAL)

MELVIN LEE CHILOQUIN a protected person, herein called grantor, convey(s) to JAMES E. BALDWIN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Tract No. 10, GARDEN TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

✓ EXCEPTING THEREFROM the Southerly 2 feet of the Easterly 100 feet.

ALSO EXCEPTING THEREFROM: Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor Partition 81-19, as filed in the office of the County Engineer 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 **\$80,000.00.**
(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 8-13-04

[Signature]
MELVIN LEE CHILOQUIN a protected person

STATE OF OREGON, County of Klamath) ss.

On 8-13-04 personally appeared the above named MELVIN LEE CHILOQUIN a ~~protected person~~ and acknowledged the foregoing instrument to be ~~their/his/her~~voluntary act and deed.

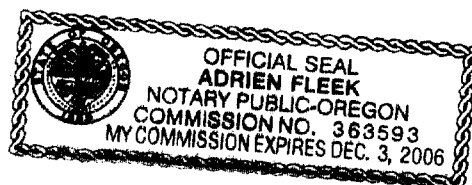
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059495

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



21X