



00005197200600197480030033

10/02/2006 08:46:54 AM

Fee: \$31.00



THIS SP

After recording return to:
Neal R. Baldwin and Thelma J.
Baldwin

2226 Hope St.
Klamath Falls, OR
97603

Until a change is requested all tax statements
shall be sent to the following address:
Neal R. Baldwin and Thelma J. Baldwin
Address as shown above.

File No.: 7021-897285 (MTA)
Date: September 27, 2006

STATUTORY WARRANTY DEED

Mary Lou Maddox, Grantor, conveys and warrants to **Neal R. Baldwin and Thelma J. Baldwin, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$178,500.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 27th day of September, 2006.

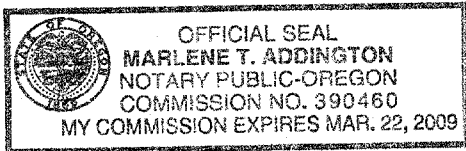
Mary Lou Maddox
Mary Lou Maddox

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of September, 2006 by **Mary Lou Maddox**.

Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009



APN: **878731**

Statutory Warranty Deed
- continued

File No.: **7021-897285 (MTA)**
Date: **09/27/2006**

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land situated in the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 E.W.M., described as follows:

Beginning at a point which bears East 330 feet and North 264 feet from the Southwest corner of said SE 1/4 NW 1/4; thence N. 0°24'07" W. a distance of 68.2 feet to a 1/2" iron pin; thence N 89°24'35" E. a distance of 140.94 feet to a 1 1/4" iron pin on the West right-of-way line of Hope Street; thence S. 0°35'25" E. along the West line of Hope Street a distance of 68.2 feet; thence S. 89°24'35" W. a distance of 141.17 feet to the point of beginning; said parcel being the South 68.2 feet of Minor Land Partition 20-86, filed in the Office of the County Clerk of Klamath County on October 17, 1986.

1996 Fuqua, serial #14810ABC X#238598, Hud # ORE316273/4/5, model K7357 land and house which is Tax Parcel Number: 878731 affixed to and made part of the real property.