

KNOW ALL MEN BY THESE PRESENTS, That Robert J. Baumann and Betty J. Baumann, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Fred D. Rippe and Linda A. Rippe, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, state of Oregon, described as follows, to-wit:

BEGINNING at a point on the North line of Tract 32, ALTAMONT SMALL FARMS, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88° 46' West a distance of 300 feet from the northeast corner of said Tract 32; thence,

South 0°11' West 322.84 feet along a line parallel to Altamont Drive to the northeasterly right of way line of the Great Northern Railway; thence North 47°57' West 140.98 feet along said right of way line; thence North 0°11' East 228.74 feet to the North line of said Tract 32; thence,

South 88°46' East 105 feet to the point of beginning being a portion of Tracts 32 and 31 of said Altamont Small Farms.

BEGINNING at a point which is distant from the northeast corner of Tract 32 of ALTAMONT SMALL FARMS, the following courses and distances; North 88° 46' West along the North line of Tract 32, 300 feet and South 0°11' West 218 feet; thence,

from said point of beginning South 88°46' East 100 feet to the westerly line of parcel heretofore sold to Lester H. Yamell, et ux, as more particularly described in deed dated May 12, 1937, recorded in Volume 109 at page 233, Deed Records of Klamath County, Oregon; thence,

along the westerly line of said Yamell property South 0°11' West 197 feet, more or less, to the northeasterly line of the right of way of the Great Northern Railway; thence,

along said right of way line North 47°57' West 134 feet, more or less, to a point which is South 0°11' West from the point of beginning; thence,

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North 0°11' East 104.84 feet to the point of beginning,  
being a portion of tracts 31 and 32, ALTAMONT SMALL FARMS,  
in Section 15, Township 39 South, Range 9 East of the  
Willamette Meridian.

To Have and to Hold the above described and granted  
premises unto the said grantees, as tenants by the entirety,  
their heirs and assigns forever.

And grantor hereby covenants to and with grantees and  
the heirs of the survivor and their assigns, that grantor is law-  
fully seized in fee simple of the above granted premises, free  
from all encumbrances except as noted of record and those  
apparent upon the land, if any, as of the date of this deed; and  
that grantor will warrant and forever defend the above granted  
premises and every part and parcel thereof against the lawful  
claims and demands of all persons whomsoever, except those claim-  
ing under the above described encumbrances.

The true and actual consideration paid for this  
transfer, stated in terms of dollars, is \$7,476.88.

In construing this deed and where the context so  
requires, the singular includes the plural, the masculine in-  
cludes the feminine and the neuter and, generally, all gramm-  
atical changes shall be made, assumed and implied to make the  
provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this  
instrument on the 1st day of June, 1971; if the grantor is a  
corporation, it has caused its corporate name to be signed and its  
corporate seal to be affixed hereunto by its officers duly author-  
ized thereunto by order of its board of directors.

*Robert J. Baumann*  
Robert J. Baumann

*Betty J. Baumann*  
Betty J. Baumann

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STATE OF OREGON }  
County of Klamath } ss.

June 1, 1971.

Personally appeared the above named Robert J. Baumann and Betty J. Baumann, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Margaret E. Hickey*  
Notary Public for Oregon  
My Commission Expires: 3-19-73



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Betty J. Baumann  
this 2nd day of June A. D. 1971 at 10:21 o'clock A. M., and  
duly recorded in Vol. M 71, of Deeds on Page 5219

Wm D. MILNE, County Clerk  
*James Mitchell*  
Each .50

Ref. to:-  
Mr. & Mrs. Fred Rippe  
3280 Anderson Ave.  
Warranty Deed City  
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