

12/26/71 12:55 P.M.
D.B. HB
KNOW ALL MEN BY THESE PRESENTS, That Dorothy Baddke formerly Dorothy Geer, and ~~Harold J. Baddke~~ J. Baddke, her husband, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David F. Reed and Vangelina A. Reed, 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: The South 128 feet of the North 358 feet of the S1/2 of NW1/4 of NE1/4 in Section 23, Township 35 South, Range 6 East of the Willamette Meridian and subject to easement for road purposes, 12 feet wide, heretofore conveyed to Sam Walland and Emma Walland, his wife, in Deed Volume 177, page 243; said easement extending along the West side of the E1/2NW1/4SW1/4NE1/4 of said Section, Township, and range aforesaid and thence North across the lands hereinabove conveyed. EXCEPT:
1. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Crystal Creek.
2. Conveyance of Riparian Rights and release of damages, including the terms and provisions thereof, set forth in agreement with the California Oregon Power Company, recorded August 15, 1925, in Deed Volume 68 at page 199 and recorded December 17, 1925, in Deed Volume 69 at page 106 and recorded May 21, 1942, in Deed Volume 147 at page 344.
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 lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above.

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 claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,376.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).
the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical 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 23rd day of July, 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 authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
July 23, 1971

Personally appeared the above named Dorothy Baddke, Harold J. Baddke aka and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Guadalupe R. Schumacher*
Notary Public for Oregon
My commission expires: 7-21-73

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No. *David Reed*
HARRIMAN ROUTE BOX 650
Kl. Falls, Ore

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of July, 1971, at 12:05 o'clock P.M., and recorded in book M71 on page 7778
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By *Cynthia [unclear]* Deputy