

8761 K.L.G.A.-21305

560

Vol. 11 Page 9746

WARRANTY DEED

FREDERICK J. BAKER and CAROL L. BAKER, husband and wife, hereinafter called grantors, conveys to JOHN PATRICK ASHE and IRENE KAYE ASHE, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

The Southeasterly 80.0 feet of Lot 20 of Winema Gardens, according to the official plat thereof on file in the records of Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1971-72 taxes are now a lien but not yet payable; 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 Sixteen Thousand Five Hundred and No/100ths (\$16,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 10th day of September, 1971.

Frederick J. Baker
Carol L. Baker

STATE OF OREGON }
County of Jackson } ss.

September 10, 1971.

Personally appeared the above named FREDERICK J. BAKER and CAROL L. BAKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



J. Walker
Notary Public for Oregon
My Commission expires: May 30, 1972

STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE
on this 13th day of SEPTEMBER A. D., 1971
at 4:35 o'clock PM. and duly
recorded in Vol. M. 71 of DEEDS
Page 9746

WM. D. MILNE, County Clerk

By *Wm. D. Milne* Deputy.
Fee \$1.50

Return
Fred. Fredrick
540 Main
Klamath Falls, Oregon
97601

SEP 13 4 35 PM 1971

SEP

SEP 13 4 35 PM 1971

GRAN

FIRS
exist

propo

which said de
rents, issues,
taining to the
apparatus, eq
leum, shades
described prem
each agreement
(\$13,200
beneficiary of
OCTO
This trust do
if any, as may be
having an interest
note or notes. If
more than one not
any of said notes
as the beneficiary
The grantor be
herein that the sale
free and clear of a
executors and admin
against the claims
The grantor cov
thereof and, when do
said property, to be
cedence over this tru
or hereafter constr
hereof or the sale o
promptly and in goo
said property which
costs incurred there
times during constr
beneficiary within