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WARRANTY DEED

PHIL F. BARRY and MARY G. BARRY, husband and wife, hereinafter called grantor, conveys to NIGEL E. BAKER, JR., and EVELYN BAKER, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land situate in Sections 16, 17, 20 and 21, all in Township 40 South, Range 10 East of the Willamette Mericribed as follows: Beginning at a 5/8 inch iron pin on the road right of way line of the Great Northern Rail-Sections 16, 17, 20 and 21, Township 40 South, Range 10 East tance of 667.31 feet; thence North 44°00'00" West along said a tract of land described in Volume 360 at page 132, Deed Realong said Northerly line 276.13 feet to a point on the Northerly line of cords of Klamath County, Oregon; thence North 73°00'00" West easterly right of way line 276.13 feet to a point on the South-09'20" West along said Southeasterly right of way line 331.87 the South line of Section 17, Township 40 South, Range 10 high water line of Lost River the meander line of way line 331.87 the South 13 feet; thence South 50°47'36" East 292.42 feet to a point on East of the Willamette Meridian; thenceSoutherly along the as follows: South 48°52'32" East 232.66 feet; thence South 11 feet; thence leaving said high water East 105.18 feet; thence South 44°00'00" East 162.43 feet; thence North 78°45'30" East 108.12 feet; thence South 26°20'35" thence North 78°45'30" East 354.64 feet to the point of be-

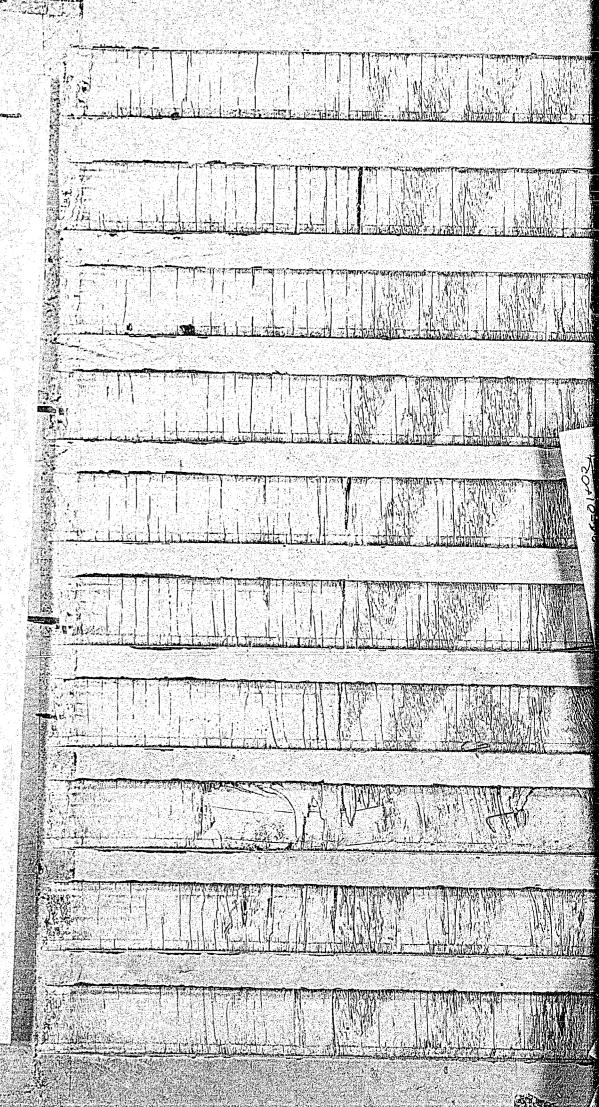
and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, casements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1972-73 taxes are now a lien but not yet payable;

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated February 14, 1969, recorded February 17, 1969 in Book M-69 at page 1295, Microfilm Records, given to secure the payment of \$15,000, with interest thereon and such future advances as may be provided therein, executed by James Oregon, represented and acting by the Director of Veterans' Affairs, which Granteesherein assume and agree to pay.

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 Thirty Thousand and No/100ths (\$30,000.00) DOLLARS.

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



11140

STATE OF OREGON County of Klamath

Personally appeared the above named PHIL F. BARRY and MARY G. BARRY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon My Commission expires: 8

STATE OF OREGON; COUNTY OF KLAMATH; 55.

Filed for record at request of KIAMATH COUNTY TITLE CO

this 2nd day of OCTOBER A. D. 1972 at ./ o'clock A.M., and duly recorded in Vol. M 72 , of DEEDS

FEE \$ 4.00

Wm D. MILNE, County Clerk
By Hazel Duage __ on Page__11139

D.J.: WARRANTY DEED