

17-22089

66330

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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 Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Great Northern Railroad right of way from which the section corner common to Sections 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian, bears North 53°48'36" West a distance of 667.31 feet; thence North 44°00'00" West along said right of way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360 at page 132, Deed Records of Klamath County, Oregon; thence North 73°00'00" West along said Northerly line 276.13 feet to a point on the Southeasterly right of way line of Zukerman Road; thence South 33°09'20" West along said Southeasterly right of way line 331.87 feet; thence South 50°47'36" East 292.42 feet to a point on the South line of Section 17, Township 40 South, Range 10 East of the Willamette Meridian; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48°52'32" East 232.66 feet; thence South 52°04'05" East 237.81 feet; thence leaving said high water line North 63°04'05" East 108.12 feet; thence South 26°20'35" East 105.18 feet; thence South 44°00'00" East 162.43 feet; thence North 78°45'30" East 354.64 feet to the point of beginning.

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; 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 L. Fehlen and Bernice N. Fehlen, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs, which Grantees herein 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.

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DATED this 18th day of September, 1972.

Phil F. Barry  
Mary G. Barry

STATE OF OREGON )  
County of Klamath ) ss.

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:

Shirley L. Jones  
Notary Public for Oregon  
My Commission expires: 8-8-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of KLAMATH COUNTY TITLE CO  
this 2nd day of OCTOBER A. D. 1972 at 10:02 o'clock AM, and  
duly recorded in Vol. M 72, of DEEDS on Page 11139  
FEE \$ 4.00  
Wm D. MILNE, County Clerk  
By Hazel Dray

Ed:  
D. C. L. L. L.  
2. WARRANTY DEED