

A-27438

7/53

## WARRANTY DEED

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

A portion of Tract 37 of Homedale, Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon and more particularly described as follows: Beginning at the Northeast corner of said Tract 37; thence Southerly along the East line of said Tract 37, 100.43 feet to a point; thence Westerly parallel with the North line of said Tract 37 to a point on the Westerly line of said Tract 37; thence Northwesterly along the Westerly line of said Tract 37 to the Northwest corner of said Tract 37; thence Easterly along the North line of said Tract 37, 470.75 feet, more or less, to the point of beginning, less portion conveyed to Klamath County, Oregon, for road as described in Volume 80 of Deeds, page 35, records of Klamath County, Oregon. SUBJECT to that portion conveyed to Klamath County, Oregon, for road purposes, dated September 15, 1960, recorded September 21, 1960 in Deed Volume 324 page 212, 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; 1972-73 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 Ten Thousand and No/100ths (\$10,000.00) DOLLARS.

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

Dated this 1st day of Sept, 1972.

Nigel E. Baker  
Evelyn Baker

STATE OF OREGON )  
County of Klamath ) ss.

Sept 1, 1972.

Personally appeared the above named NIGEL E. BAKER and EVELYN BAKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
Notary public for Oregon  
My Commission expires: 1975

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 29th day of NOVEMBER A. D., 19 72 at 3:30 o'clock P M., and duly recorded in  
Vol. M.72 of DEEDS on Page 13744

FEE \$ 2.00

By WM. D. MILNE, County Clerk  
[Signature]

NOV 29 3 30 PM 1972