

80844

28-5595

WARRANTY DEED

HENRY D. BARNES, hereinafter called grantor, conveys to ROBERT D. BAUMGART and ELIZABETH C. BAUMGART, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at a point on the Southerly line of LaVerne Avenue, 180 feet Westerly from the intersection of said line with the Westerly right of way line of the Great Northern Railway; running thence Westerly along the Southerly line of LaVerne Avenue 60 feet; thence Southerly at right angles to LaVerne Avenue 200 feet; thence Easterly parallel to LaVerne Avenue 60 feet; thence Northerly 200 feet to the place of beginning, being a portion of Tract 9 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk 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 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 Three Thousand Five Hundred and No/100ths (\$3,500.00) DOLLARS.

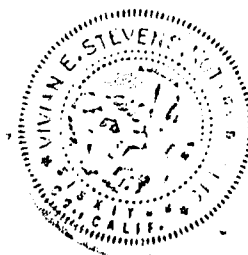
The foregoing recital of consideration is true as I verily believe.

Dated this 24th day of April, 1972.

CALIFORNIA
STATE OF OREGON)
SISKIYOU) ss.
County of Klamath)

APRIL 24th, 1972.

Personally appeared the above named HENRY D. BARNES and acknowledged the foregoing instrument to be his voluntary act. Before me:



WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

Return To:

Mrs. Mrs. Robert D. Baumgart
2944 LaVerne
Klamath Falls, Oregon

X *Henry D. Barnes*

Vivian E. Stevens
Notary Public for Oregon, CALIFORNIA
My Commission expires:

VIVIAN E. STEVENS

My Commission Expires Oct. 2, 1977

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

TRANSAMERICA TITLE INS. CO.

on this 28th day of AUGUST A.D., 1972

at 11:14 o'clock A.M. and duly

recorded in Vol. 11623 of DEEDS

Page 11623

WM. D. MILNE, County Clerk

By *Hazel Dwyer*
Deputy.

Fee \$2.00