

WARRANTY DEED

80845

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This Indenture 28-5595 Witnesseth, THAT

ROBERT D. BAUNGART and ELIZABETH C. BAUNGART,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

THERESA CAPTAIN,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

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.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reservations in deed recorded Sept. 24, 1945 in Book 180 at page 293, Deed Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable. Also subject to rules, regulations, liens and assessments of South Suburban Sanitary District

The true and actual consideration for this transfer is \$ 6,500.00

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 21st day of August, 1973

(SEAL)

Robert D. Baumgart

(SEAL)

(SEAL)

Elizabeth C. Baumgart

(SEAL)

STATE OF OREGON, County of Klamath, ss.

August 23, 1973

Personally appeared the above named Robert D. Baumgart and Elizabeth C. Baumgart, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of JAMES W. WESLEY
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

James W. Wesley

Notary Public for Oregon.

My commission expires 1-20-76

Return To
Mrs. Theresa Captain
2944 LAVERNE
KLAMATH FALLS, ORE. 97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 28th day of August, 1973, at 11:14 o'clock A.M., and recorded in book M. 73 on page 11624. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Dragin* County Clerk—Recorder

Deputy

Fee \$ 2.00