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KNOW ALL MEN BY THESE PRESENTS, That HAROLD E. BAKER and EVA N. BAKER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE A. WALTERS and MARJORIE J. WALTERS, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

Beginning at a point 1564 feet East of the Southwest corner of the NW $\frac{1}{4}$ of Section 5, Township 39 S., R. 9 E., W.M., thence South 380 feet; thence East 345 feet to the point of beginning; thence North 100 feet; thence West 145 feet; thence North 50 feet; thence West 40 feet; thence North 89.3 feet to the Southwest corner of a tract heretofore conveyed to W.D. Miller by deed recorded in Book 71 at Page 353; thence East along the South line of said W.D. Miller tract 401.9 feet to the West line of the County Road leading from Klamath Falls to Keno, Oregon; thence South 20°15' East 70 feet; thence South 4°30' East 175.3 feet; thence West 255 feet to the point of beginning.

Subject to reservations and restrictions of record; and easements and rights of way of record and those apparent on the land.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth;

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) $\textcircled{2}$.

In construing this deed and where the context so requires, the singular includes the plural. February 25, 1970.

WITNESS grantor's hand this 25 day of February 1970.

Harold E. Baker
Eva N. Baker

STATE OF OREGON, County of Klamath, ss. February 25, 1970.
Personally appeared the above named HAROLD E. BAKER and EVA N. BAKER, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Robert A. Smith*
Notary Public for Oregon
My commission expires 1/11/71.

(OFFICIAL SEAL)

NOTE—The sentence between the symbols $\textcircled{1}$, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

AFTER RECORDING RETURN TO

First Federal Savings
540 Main
City

FEE \$ 2.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of JANUARY, 1974, at 11:12 o'clock A.M., and recorded in book M 74 on page 267. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Hazel Magie* Deputy