L# 0140-640 MT - 1151

FORM No. 633—WARRANTY DEED (Individual or Corporate). VOL. M75 PAGE 12999

1-74

6290

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. DANIEL and BETTY E. DANIEL, husband and wife, *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* LEOPOLD BAUMSTARK and MARIA BAUMSTARK, 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:*

Tract 69, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; statutory powers, including power of assessment of Enterprise Irrigation District and South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land;

'75 OCT 20 AM 9 11

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above set forth *and that grantor will warrant and forever defend the said 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 $41,000.00 .....

①However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which) ①(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd *day of* October, *19*75; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Betty E Daniel

John D. Daniel

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss.

October 3, 19 75

Personally appeared the above named JOHN D. DANIEL and BETTY E. DANIEL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Gerald V. Baur

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of .....) ss.

....., 19.....

Personally appeared ..... and ..... who, being duly sworn, each for himself and not one for the other, did say that the former is the ..... president and that the latter is the ..... secretary of ....., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

John D. & Betty E. Daniel

GRANTOR'S NAME AND ADDRESS

Leopold Baumstark & Maria Baumstark

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan
2943 S. Sixth St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

First Federal Savings & Loan
2943 S. Sixth St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH) ss.

I certify that the within instrument was received for record on the 20th day of OCTOBER, 19 75, at 9:11 o'clock A.M., and recorded in book M 75 on page 12999 or as file/reel number 6290, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Diaz Deputy

FEE $ 3.00