

-WARRANTY DEED-

A-26623
LEONARD J. FERGUSON and LUCILLE F. FERGUSON, husband and wife, Grantors, convey to DEAN M. BAKER and PATRICIA B. BAKER, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land situated in the SW 1/4 SE 1/4 of Section 12, township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located Easterly a distance of 1147.0 feet from the South quarter corner of Section 12, Township 39 South, Range 8 E.W.M., said distance being measured along the section line between sections 12 and 13, said iron pin also being located on the Northwest right-of-way of State Highway #66; thence Westerly along the section line between Sections 12 and 13 a distance of 400.00 feet to an iron pin; thence North-erly at right angles to said section line a distance of 150.0 feet to an iron pin; thence Easterly parallel to said section line a distance of 475.0 feet to an iron pin; located on the Northwest right-of-way of State Highway #66; thence South-westerly along aid right-of-way a distance of 167.6 feet, more or less, to the point of beginning.

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; 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 Thirty One Thousand and No/100ths (\$31,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Dept of V. A. Salem, Oregon 07310

DATED this 20 day of February, 1976.

Leonard J. Ferguson
Lucille F. Ferguson

STATE OF OREGON)
County of Klamath) ss.

20 February, 1976.

Personally appeared the above-named LEONARD J. FERGUSON and LUCILLE F. FERGUSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me

[Signature]
Notary Public for Oregon
My Commission expires 3-5-79

After recording return to Mr. and Mrs. Baker
Rt 3 Box 210, Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of FEBRUARY A.D., 19 76 at 10:32 o'clock A.M., and duly recorded in Vol. 76 of _____ on Page 2335.

\$ 3.00
FEE

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

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