

L* 0140-763 MTG-1526

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

12074

WARRANTY DEED

STEVEN HESS LAW PUBLISHING CO., PORTLAND, OR, 97204

4621

KNOW ALL MEN BY THESE PRESENTS, That Barry B. Bafus and Joyce K. Bafus, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas D. Wallenburn

, 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:

The West 12 feet of Lot 8 and the East 48 feet of Lot 9 in DEBIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. An easement created by instrument, including the terms and provisions thereof, dated December 5, 1956, recorded December 10, 1956 in Book 288, page 319, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation. (Blanket Easement)

4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 15, 1958 in Book 301, page 56, and modified by an instrument recorded February 26, 1960 in Book 319, page 246, Deed Records of Klamath County, Oregon.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 22,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, 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 day of March, 1976; 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.

(If executed by a corporation, affix corporate seal)

Barry B. Bafus

Joyce K. Bafus

STATE OF OREGON,

County of Klamath

March 1, 1976

STATE OF OREGON, County of

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal - Shasta Plaza

NAME, ADDRESS, ZIP

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

SHASTA PLAZA BRANCH

First Federal Savings & Loan Association

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1976,

at o'clock M., and recorded in book 76 on page or as

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Hazel D. Drazel Deputy