

1-1-74

WARRANTY DEED

38-10688

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KNOW ALL MEN BY THESE PRESENTS, That David C. Baker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Delores M. Denby

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:

A portion of Tracts 25 and 32, TOWNSEND TRACTS, more particularly described as follows:

South 74.25 feet of East 100 feet of Lot 25 and that portion of Lot 32 described as follows:

Commencing at the Southeast corner of Tract 25 of said Townsend Tracts; thence South on a line parallel to the West line of said Tract 32 a distance of 17.75 feet; thence West on a line parallel to and 17.75 feet distant from the North line of said Tract 32 a distance of 100 feet; thence North on a line parallel to West line of said Tract 32 a distance of 17.75 feet to the North line of said Tract 32; thence East along the North line of Tract 32 a distance of 100 feet to the point of beginning. Subject, however, to the following:

1. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to (for continuation of this Deed see reverse side of this document)

(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 \$16,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ (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 24th day of May, 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.

David C. Baker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
May 24, 1976

Personally appeared the above named
David C. Baker

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

Before me: *Paula J. McLean*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of) ss.
1976

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Delores M. Denby
325 Martin
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____

Recording Officer
Deputy

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secure the payment of \$12,080.00

Dated : June 28, 1974

Recorded : July 2, 1974

Mortgagor : David C. Baker and Carol J. Baker, husband and wife,

Mortgagee : State of Oregon represented and acting by the Director of Veterans' Affairs, which mortgage grantee hereby assumes and agrees to pay according to its terms and also hereby assumes the obligation of David C. Baker and Carol J. Baker, under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to his release from his obligations under the loan instruments."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed and sworn to at request of TRANSAMERICA TITLE INS. CO.

on the 24th day of May A.D. 1976 at 3:39 o'clock PM and

by me in Vol. M-76 of DEEDS on Page 7690

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drayle*

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