MTC 2137   STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED   Vol. 76 Page 12479

KNOW ALL MEN BY THESE PRESENTS, That........RONALD L. CONFORTI and MARCIA CONFORTI,
husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
..........LEOPOLD BAUMSTARK and MARIE 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 ap-
pertaining, situated in the County of........KLAMATH..........and State of Oregon, described as follows, to-wit:

North ½ of South ½ of North ½ of Government Lot 16 in Section 6, Township 35
South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying
West of the Old Dalles-California Highway.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Right of the public and of governmental bodies in and to that portion of
   the premises herein described lying below the high water mark of Agency Lake.
3. Agreement, including the terms and provisions thereof, granting an easement
   of overflowing and/or uncovering lands executed by Edwin G. Warner, et ux, and
   the California Oregon Power Company, recorded May 3, 1924 in Volume 64, page
   76, Deed Records of Klamath County, Oregon.
4. Right of Way for the transmission and distribution of electricity, conveyed by
   instrument recorded September 27, 1939 in Volume 124, page 511.

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 set
forth above,

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 $ 10,000.00
⓪However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).⓪ (The sentence between the symbols ⓪, 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 12 day of   August   , 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.

Ronald L. Conforti
Ronald L. Conforti

Marcia Conforti
Marcia Conforti

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,) ss.	STATE OF OREGON, County of.......................) ss.
County of ....Klamath)	..............................19............
August 12 , 19 76	Personally appeared ....and
	..............................who, being duly sworn,
Personally appeared the above named...............	each for himself and not one for the other, did say that the former is the
Ronald L. Conforti and Marcia..........	..............................president and that the latter is the
Conforti	..............................secretary of ....
....and acknowledged the foregoing instru-	..............................a corporation,
ment to be....their....voluntary act and deed.	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 be-
Before me:	half of said corporation by authority of its board of directors; and each of
(OFFICIAL	them acknowledged said instrument to be its voluntary act and deed.
SEAL)	Before me:
Notary Public for Oregon	(OFFICIAL
My commission expires: 8-12-77	SEAL)
	Notary Public for Oregon
	My commission expires:

SPACE RESERVED
FOR
RECORDER'S USE

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

I certify that the within instru-
ment was received for record on the
12th day of.......AUGUST......., 19 76,
at 1;50....o'clock P.M., and recorded
in book M 76 on page 12479 or as
file/reel number........17567........,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By....................................Deputy

FEE $ 3.00