

18530

WARRANTY DEED

Vol. 76 Page 13793

KNOW ALL MEN BY THESE PRESENTS, That ROBERT F. BAKER and FAYE BAKER,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESLEY W. OWEN and CORA J. OWEN, 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:

Beginning at a point on the East line of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, which is on the northerly right of way line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence along said right of way line South 53°20' West 319.78 feet; thence continuing South 54°42' West 175.28 feet to the true point of beginning; thence continuing South 54°42' West 175.28 feet to the true point of beginning; thence continuing North 35°17' West 395 feet; thence North 54°42' East 110.28 feet; thence South 35°17' East 395 feet to the true point of beginning, being a portion of the E $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 8 East of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Waiver of Riparian Rights in favor of the United States as shown by deed recorded 9-16-04 Book 38, page 370 (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 those listed above

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 \$ 27,500.00 ~~However, the actual consideration consists of the value of the property to be conveyed which is the whole 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 2 day of September, 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)

Robert F. Baker
Faye Baker

STATE OF OREGON,
County of Klamath } ss.
2 September, 1976.

STATE OF OREGON, County of _____ } ss.
_____, 19____.

Personally appeared the above named Robert F. Baker and Faye Baker

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 _____

and acknowledged the foregoing instrument 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 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.

(OFFICIAL SEAL)

Before me:
James D. Borchert
Notary Public for Oregon
My commission expires: 10 25 78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

First Fed
540 Main

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of SEPTEMBER, 1976, at 10:46 o'clock A.M., and recorded in book M. 76 on page 13793 or as file/reel number 18530.

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

WM. D. MILNE

Recording Officer

By Hazel Gray Deputy

FEE \$ 3.00