

KNOW ALL MEN BY THESE PRESENTS, That LOST RIVER DEVELOPMENT CO., a corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. BAKER and CLARA M. BAKER, husband and wife, hereinafter called the grantees, 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:

Lot 2 in Block 3, RIVER RANCH ESTATES

SUBJECT TO: Covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record,

(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 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 \$5,750.00.

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 ©, if not applicable, should be deleted. See ORS 91.030.)

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 9 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)

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

LOST RIVER DEVELOPMENT CO.

By: \_\_\_\_\_

J. K. O'Neill

Sandra S. O'Neill

Sandra S. O'Neill

STATE OF OREGON, County of \_\_\_\_\_, ss.

September 16, 1976

Personally appeared J. K. O'Neill and

Sandra S. O'Neill

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 Lost River

Development Co.

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:

Notary Public for Oregon

My commission expires: 6-13-80

Lost River Development Co.

GRANTOR'S NAME AND ADDRESS

Ronald L. & Clara M. Baker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ronald L. Baker

Box 929,

Mt Hebo AFS, Oregon 97122

NAME, ADDRESS, ZIP

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

Box 929

Mt Hebo AFS, Oregon 97122

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the

16 day of September, 1976

at 3:42 o'clock P.M., and recorded

in book M76 on page 14549 or as

file/reel number 19084

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne, County Clerk

Recording Officer

Deputy

fee \$3.00