

28288

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TA 397 KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

to grantor paid by Robert L. Baker and Elizabeth G. Baker, Husband and Wife

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:

Lots Seven (7) and Nine (9), Block Twelve (12), Frist Addition to River Pine Estates, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-67 at page 3386 Deed Records.

(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: Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

grantor will warrant and forever defend the above granted 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 \$ 2590.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of August, 1977

STATE OF OREGON, County of Deschutes, ss. Personally appeared the above named Betty Jane Ahern

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

Before me: Sarah P. Dargent
Notary Public for Oregon
My commission expires May 3, 1976

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Betty Ahern
52427 River Pine Road
La Pine, Oregon 97739

Robert Baker et lux
Rt. 3, Box 90B
Dalles, Ore.

AFTER RECORDING RETURN TO
Ahern Realty
52427 River Pine Rd.
La Pine, Ore. 97739
Send Tax Statement To:
Robert Baker
Rt. 3, Box 90B
Dalles, Ore.

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
19th day of APRIL, 1977,
at 11:29 o'clock A.M., and recorded
in book M. 77 on page 6594 or as
filing fee number 28288, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Hazel D. Diaz Deputy