

1-174

30538

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. HALL, a single man,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY BAKER, a married woman, 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:

Lot 24 in Block 4, Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon.

SUBJECT TO: (1) Restrictions as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood; (2) Easements and rights of way of record or apparent on the land; (3) Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$32,800.00 dated November 19, 1976, Recorded December 13, 1976, Book M-76, Page 19904, where in Robert E. Hall, a single man, is Mortgagor, and First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, is Mortgagee.

(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

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 \$ 42,500.00

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 2nd day of May, JUNE, 1977; 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.

STATE OF OREGON,

County of Klamath  
May 2, 1977

ss.

Personally appeared the above named ROBERT E. HALL

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

Before me, Donald B. Hamilton

Notary Public for Oregon  
My commission expires: MARCH 20, 1981

STATE OF OREGON, County of Klamath, 1977

Personally appeared \_\_\_\_\_ and

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 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: \_\_\_\_\_

ROBERT E. HALL

GRANTOR'S NAME AND ADDRESS

MARY BAKER

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal

NAME, ADDRESS, ZIP

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

MARY BAKER

5201 Laurelwood Dr.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

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

3 day of June, 1977,

at 3:51 o'clock P.M., and recorded

in book M-77 on page 9742 or as

file/reel number 30538

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By Hazel Magee Deputy

Fee \$3.00