

1-1-74

35574

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT ARTHUR BAKER and GEORGIA ANN BAKER, HUSBAND AND WIFE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM F. VANNICE and MARJORIE L. VANNICE, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 4, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Enterprise Irrigation District.
4. Utility and irrigation easement as set forth on dedicated plat. (Affects the West 8 ft.)
5. Reservations, set back lines and easements as set forth on the plat and in plat dedication.
6. Declaration of Conditions and Restrictions imposed by instrument, including the terms and provisions thereof, recorded September 28, 1972 in Volume M72, page 11040, Microfilm Records of Klamath County, Oregon.

(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 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 \$ 39,850.00. 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 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 6 day of September, 1977; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

ROBERT ARTHUR BAKER

GEORGIA ANN BAKER

STATE OF OREGON, CALIFORNIA

STATE OF OREGON, County of

County of Santa Clara

September 6, 1977

Personally appeared

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

Personally appeared the above named Robert Arthur Baker and Georgia Ann Baker

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

Before me:

Betty A. Tomm

(OFFICIAL SEAL)

Notary Public for California

My commission expires: Dec. 30, 1979

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Robert A. Baker

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. William F. Vannice

GRANTEE'S NAME AND ADDRESS

After recording return to:

William F. Vannice, Marjorie L. Vannice  
3308 Caroline St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
General Services Building  
Salem, OR 97310

NAME, ADDRESS, ZIP

OFFICIAL SEAL

BETTY A. TOMM

NOTARY PUBLIC - CALIFORNIA

SANTA CLARA COUNTY

My comm. expires DEC 30, 1979

STATE OF OREGON,

County of Klamath

I certify that the within instrument

was received for record on the

12th day of September, 1977,

at 2:23 o'clock P. M., and recorded

in book M77 on page 16968 or as

file/reel number 35574,

Record of Deeds of said county.

Witness my hand and seal of

County of Klamath

Wm. D. Milne

Recording Officer

B. Smith

Deputy

Fee \$3.00