

## WARRANTY DEED

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38-12918

KNOW ALL MEN BY THESE PRESENTS, That EVA L. GALLAGHER, hereinafter called Grantor for the consideration hereinafter stated, to Grantor paid by DAVID ALLEN BALTAZOR and LINDA MICHELLE BALTAZOR, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The North half of Lot 32 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, saving and excepting the Easterly 5 feet thereof lying within the right of way of Kane Street.

SUBJECT TO: 1. Restrictions, regulations, rights of way and easements of record and those apparent on the land;  
2. Rules, regulations, easements, contracts, water and irrigation rights, and liens and assessments in connection with Klamath Project and Enterprise Irrigation District;  
3. Rules, regulations and assessments of South Suburban Sanitary District;  
4. Reservations and restrictions contained in deed from Walter T. Smith, a single man, and Frank A. Smith and Edith Smith, his wife, to Alfred D. Smith and Myrtle E. Smith, his wife, dated November 19, 1928, recorded June 15, 1935, on page 628, Volume 104 of Deeds, as follows: "excepting and reserving to first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same."

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, that 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.



1 The true and actual consideration paid for this  
2 transfer, stated in terms of dollars is the sum of Nine Thousand  
3 Nine Hundred and no/100 Dollars (\$9,900.00).

4 WITNESS Grantor's hand this 12 day of March, 1971.

5  
6 Eva L. Gallagher  
7 STATE OF OREGON )  
8 ) - ss.  
9 County of Klamath )

10 On this 12 day of March, 1971, personally appeared  
11 before me the within named EVA L. GALLAGHER and acknowledged the  
12 foregoing instrument to be her voluntary act and deed.

13 John R. Rannels  
14 Notary Public for Oregon  
15 My Commission Expires: 9-23-73

16 STATE OF OREGON; COUNTY OF KLAMATH; ss.  
17 filed for record at request of TRANSAMERICA TITLE INS. CO.  
18 this 20th day of SEPTEMBER A.D. 1977 at 11:07 AM and  
19 duly recorded in Vol. M77, of DEEDS on page 17553

20 FEE \$ 6.00

21 Wm D. MILNE, County Clerk  
22 By Hazel D. Craig

23  
24  
25  
26  
27  
28  
29  
30 Return: USNBO  
31 P.O. Box 1060  
32 K. Falls

BOIVIN & BOIVIN  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-8101

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