

KNOW ALL MEN BY THESE PRESENTS, That RICHARD E. BRADBURY and MARY F. BRADBURY, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L. ALAN BAKER and LEONA A. BAKER, 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:

Beginning at an iron pin which lies North 0 deg. 51' West along the West line of the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, a distance of 217.5 feet and North 89 deg. 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of said NE1/4 of said Section 1 and running; thence North 0 deg. 51' West a distance of 244.8 feet to an iron pin and being the true point of beginning of this description; thence North 90 deg. 09' East 232.2 feet to an iron pin; thence North 16 deg. 33' East 83.8 feet; thence South 89 deg. 09' West 257.2 feet; thence South 0 deg. 51' East 80 feet to the point of beginning.

Said parcel is also referred to as Lot 63 of Roland Park vacated by order of vacation in Volume 184 at page 171.

SUBJECT TO: Covenants, conditions, 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 except as set out above

and 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,700.00. 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 30 day of September, 1977.

Mary F. Bradbury
Mary F. Bradbury

Richard E. Bradbury
Richard E. Bradbury

STATE OF OREGON, County of Klamath) ss. September 30, 1977.
Personally appeared the above named Richard E. Bradbury and Mary F. Bradbury

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

(OFFICIAL SEAL)

Before me: [Signature]
Notary Public for Oregon
My commission expires 9-18-79

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.

Mr. and Mrs. Richard Bradbury
2511 Patterson Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. L. Alan Baker
2459 Patterson Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. L. Alan Baker
2459 Patterson Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

#MG4763

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of September, 1977, at 2:53 o'clock P.M., and recorded in book M77 on page 18620 or as file/reel number 36623, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By [Signature] Deputy

FEE \$ 3.00