

46330

KNOW ALL MEN BY THESE PRESENTS, That Robert W. Baker and Shirley M. Baker, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto James S. Zbinden and Robert L. Zbinden, hereinafter called grantees, and unto grantees's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" and by this reference incorporated herein as if fully set forth.

(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. This true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 11th day of April, 1978; 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.

Robert W. Baker
Robert W. Baker

Shirley M. Baker
Shirley M. Baker

(If executed by a corporation, attach corporate seal)

STATE OF OREGON,)
County of Lane,) ss.
April 11, 1978

Personally appeared the above named Robert W. Baker and Shirley M. Baker, husband and wife,

Personally appeared _____, 19____, and each for himself and not one for the other, did say that the former is the _____, who, being duly sworn, president and that the latter is the secretary of _____

_____ a corporation, 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.

Notary Public for Oregon
My commission expires: _____

(SEAL)

NOTARY PUBLIC
Seal of Notary Public for Oregon
My commission expires: 3-17-80

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Jim Zbinden
3609 Hwy #31
K. Falls, Oreg 97601
NAME, ADDRESS, ZIP
Until a change is requested all her documents shall be sent to the following address:

SPACE RESERVED FOR RECORDERS USE

STATE OF OREGON,) ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/rel number _____
Record of Deeds of said county.
Witness my hand and seal of _____ County affixed.
By _____ Recording Officer
Deputy

DESCRIPTION

PARCEL I

SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 1, Township 29 South, Range 7 East of the Willamette Meridian Klamath County, Oregon and Lot 7 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING from said property that portion thereof described as follows: Beginning at the Southwest corner of said Section 6; thence along the West line of said Section 6 to the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 6 North 1° 32' 00" East 1,336.69 feet to the true point of beginning of this description; thence along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 6 South 87° 14' 00" East 163.0 feet to the Westerly right of way line of U.S. Highway No. 97; thence along the Westerly edge of said right of way South 17° 47' 50" West 597.05 feet; thence continuing along the Westerly edge of said right of way on a spiral curve left 516.33 feet; thence leaving the Westerly edge of said right of way South 55° 47' 50" West 282.54 feet to a point on the Northerly right of way line of Oregon State Highway No. 230; thence along the Northerly edge of said right of way North 85° 51' 10" West 872.40 feet to a point on the Easterly right of way line of the Redmond-Klamath Falls, Bonneville Power Administration transmission line; thence along the Easterly edge of said right of way North 4° 28' 40" East 1,228.83 feet to the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1; thence along said North line South 87° 14' 00" East 1,168.36 feet to the true point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

- (a) That portion conveyed to Klamath County for road purposes by deed recorded May 5, 1931, in Volume 95, page 202, Deed Records of Klamath County, Oregon.
- (b) That portion conveyed to Klamath County for road purposes by deed recorded April 28, 1937 in Volume 109, page 1, Deed Records of Klamath County, Oregon.
- (c) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded May 6, 1946, in Volume 188, page 387, Deed Records of Klamath County, Oregon.
- (d) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 18, 1954, in Volume 267, page 408, Deed Records of Klamath County, Oregon.
- (e) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 31, 1955 in Volume 277, page 156, Deed Records of Klamath County, Oregon.

PARCEL II

A tract of land located in the NW $\frac{1}{4}$ (Lot 1) of Section 7 Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the North boundary line of Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the point of beginning.

EXHIBIT "A"

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record _____

on 12th day of April A. D. 1978 at 1:17 clock P. M., and

fully recorded in Vol. 1178, of _____ on Page 7400

W. D. MILNE, County Clerk

Barbara H. Litch

Fee \$6.00