

52534

WARRANTY DEED (INDIVIDUAL)

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LOUIS R. MC ALLISTER, SR. AND CELIA E. MC ALLISTER, husband and wife

JIM O. BAKER, SR. AND MARY H. BAKER, husband and wife, hereinafter called grantor, convey(s) to

all that real property situated in the County

of Klamath, State of Oregon, described as:

A tract of land in Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point which is North 89° 52' West 1608.35 feet South 1° 13' West 1055.13 feet, and North 88° 47' West 240 feet from the Northeast corner of Section 3, Township 37 South, Range 14; thence South 1° 13' West 120 feet; thence South 88° 47' East 37.07 feet; thence North 26° 14' East 132.42 feet; thence North 88° 47' West 93.07 feet to the point of beginning.

SUBJECT TO: 1. Taxes for the year 1978-79 are now a lien but not yet payable.

2. 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 \$5,500.00, Dated December 29, 1975, Recorded December 31, 1975 in Book M-75 at page 16339, Mortgagor - Louis R. McAllister, Sr. and Celia E. McAllister, husband and wife, Mortgagee - Pacific West Mortgage Co., an Oregon Corporation.

Said Mortgage was assigned by mesne assignments and by instrument Dated August 11, 1976, Recorded August 12, 1976 in Book M-76 at Page 13206, To Richard V. Smith, Trustee for Dorathee Smith. (which grantees herein agree to assume and pay).

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 6,581.12.

Dated this 28th day of July, 1978.

Louis R. McAllister, Sr.
LOUIS R. MC ALLISTER, SR.
Celia E. McAllister
CELIA E. MC ALLISTER

STATE OF OREGON, County of Klamath) ss.

On this 28th day of July, 1978 personally appeared the above named Louis R. McAllister Sr. and Celia E. McAllister and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Julie J. Farrell
Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

McAllister

TO

Baker

After Recording Return to: and send taxes to:

Mr. and Mrs. Jim Baker, Sr.
P. O. Box 524, Bly OR

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 31st day of July, 1978

at 10:46 o'clock A.M. and recorded in book N78

on page 16542 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Richard H. Smith Deputy

Fee \$2.00