

TA38-15896

WARRANTY DEED a married man, who acquired title as

KNOW ALL MEN BY THESE PRESENTS, That DAN L. BAKER, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REECE V. LAMBERT & PAULINE M. LAMBERT, husband and wife as Tenants in Common, as to an *** 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:

***undivided 1/2 interest each

Lot 16, Block 3, 1st Addition to Nimrod River Park, in the County of Klamath, state of Oregon.

Janet A. Baker, wife of Grantor, joins in execution of this deed without consideration.

(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

Subject to recorded Deed of Trust, recorded July 2, 1976, in favor of Fidelity Mortgage Company, in the amount of \$8,000.00

and that

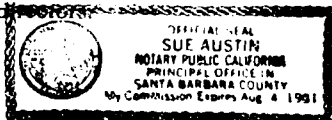
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00.
 (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 91.030.)

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 16th day of August, 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.

(If executed by a corporation, affix corporate seal)



✓ Dan L. Baker

Janet A. Baker

STATE OF OREGON, CALIFORNIA)
County of Santa Barbara) ss.
August 16, 1978

STATE OF OREGON, County of) ss.

Personally appeared

and

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

DAN L. BAKER and JANET A. BAKER

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

Before me:

(OFFICIAL SEAL)

Notary Public for California

My commission expires: August 4, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

DAN L. BAKER
344 Zink Avenue
Santa Barbara, California 93111
GRANTOR'S NAME AND ADDRESS

REECE V. LAMBERT and PAULINE M. LAMBERT
6060 Paseo Palmita
Goleta, California 93017
GRANTEE'S NAME AND ADDRESS

After recording return to:

Reece V. Lambert
Address above

NAME, ADDRESS, ZIP

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

Reece V. Lambert
Address above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1978 at 10:30 o'clock A.M., and recorded in book 1178 on page 1-16 or as file/reel number 54001

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy