

L#0141647

MTC-6894

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

54010

WARRANTY DEED

Vol. 78 Page 18873

KNOW ALL MEN BY THESE PRESENTS, That NORMA G. UERLINGS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD D. BAKER and NORMA SUE 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:

Lots 24 and 25, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM The South 70 feet thereof AND the following described parcel: Beginning at the Northwest corner of Lot 24, Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southerly along the West line of said Lot 24 a distance of 150.36 feet to the Northwest corner of that certain tract of land described in Deed Volume 168 at page 112, Records of Klamath County, Oregon; thence Easterly along the Northerly line of said tracts a distance of 90 feet to a point; thence Northerly parallel to the West line of said Lot 24 a distance of 150.36 feet to the Northerly line of said Lot 24; thence Westerly along the Northerly line of said Lot 24 a distance of 90 feet to the point of beginning. EXCEPTING THEREFROM the West 5 feet thereof for widening of Gary Street by instrument recorded June 25, 1965 in Volume 362, page 460 Klamath County Records.

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 all future taxes; reservations, restrictions, easements & rights of way of record, & those apparent on the land; statutory powers of Enterprise Irrigation District,

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 \$ 37,000.00

~~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 " " is not applicable and should be deleted.)

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 21 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)

Sally A. West
Norma G. Uerlings by her Attorney-in-Fact, SALLY A. WEST

STATE OF OREGON,)
County of Klamath) ss.
August 21, 1978

STATE OF OREGON, County of) ss.
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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 Sally A. West, Attorney in Fact for Norma G. Uerlings

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-20-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Norma G. Uerlings

GRANTOR'S NAME AND ADDRESS

Donald D. Baker et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald D. Baker
4540 Shasta Way
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of AUGUST, 1978, at 1:12 o'clock P.M., and recorded in book 778 on page 18873 or as file/reel number 54010

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Don D. Baker

By [Signature] Recording Officer
Deputy