

1-1-74

57971

WARRANTY DEED

Vol. 78 Page 25026



KNOW ALL MEN BY THESE PRESENTS, That
 DEAN M. BAKER and PATRICIA B. BAKER, husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 LEONARD J. FERGUSON and LUCILLE F. FERGUSON, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

As set forth in Exhibit "A" attached hereto (Page 2)

(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
 reservations, restrictions, easements and rights of way of record and
 those apparent upon the land

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 \$ 500.00

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 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 30 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)

Dean M. Baker

Patricia B. Baker

STATE OF OREGON,

County of Klamath } ss.
 August 30, 1978

Personally appeared the above named
 DEAN M. BAKER and
 PATRICIA B. BAKER, husband
 and wife

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL) Seda Gouley
 Notary Public for Oregon
 My commission expires: 2/8/82.

STATE OF OREGON, County of _____) ss.

_____, 19____.

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 _____

_____, 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 be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

DEAN M. BAKER and PATRICIA B.
 BAKER, husband and wife,

GRANTOR'S NAME AND ADDRESS

LEONARD J. FERGUSON and LUCILLE
 F. FERGUSON, husband and wife
 Rt. 3, Box 222A, Klamath Falls,
 Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees named above

NAME, ADDRESS, ZIP

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

Grantees named above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,

at _____ o'clock M., and recorded
 in book _____ on page _____ or as
 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By _____

Recording Officer
 Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

25037

Beginning at the North quarter section corner of Section 13, Twp. 39 S., R. 8 EWM, according to the petitioned survey by William Canton, County Surveyor for Andrew Zudell, Sr. and Andrew Zudell, Jr., petitioners and Guy A. Hand and Mildred Hand, Petitioners; which is on record in the County Surveyor's office in File No. 231, thence East along the section line 1051.69 feet to the West right of way of State Highway #66; thence South $27^{\circ}37'$ W 320.88 feet; thence South $67^{\circ}25'1\frac{1}{2}''$ W 335.9 feet; thence S. $24^{\circ}12'$ W 454.90 feet; thence S $52^{\circ}07\frac{1}{2}'$ E 178.68 feet to the Westerly right of way of State Highway #66; thence in a Southwesterly direction along said right of way on a 10.5524 degree curve to the right, 296.20 feet; thence S. $71^{\circ}00'$ W. 284.78 feet to the West line of the NE $\frac{1}{4}$ of Section 13; thence N $1^{\circ}46'$ W 1197.05 feet, more or less, to the point of beginning,

Exhibit "A"

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

the 7th day of November A. D. 1978 at 9:54 o'clock A. M., and
 duly recorded in Vol. M78, of Deeds on Page 25036

Wm D. MILNE, County Clerk

Bernice H. Huttoch

Fee \$6.00