

MOUNTAIN TITLE COMPANY

66428

MTC 7633-2
WARRANTY DEED

Vol. M79 Page 9808

KNOW ALL MEN BY THESE PRESENTS, That Fred R. Baker and Betty R. Baker, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by P.P. & W. Properties, a co-partnership,
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 22 and 23 and the Northwesterly 15 feet of Lot 21, in Block 25, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may provided therein.

Date: June 26, 1974

Recorded: June 27, 1974

Volume M74, page 7972, Microfilm Records of Klamath County, Oregon

Amount: \$13,500.00

Grantor: Fred R. Baker and Betty R. Baker, Husband and Wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Or.

(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 as stated above, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 23,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1 day of May, 1979; 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)

Fred R. Baker

Betty R. Baker

STATE OF OREGON,

County of Klamath
May 1, 1979

STATE OF OREGON, County of Klamath ss.

Personally appeared, 1979

Personally appeared the above named Fred R. Baker and Betty R. Baker and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: My Commission Expires July 13, 1981

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Fred R. Baker and Betty R. Baker

GRANTOR'S NAME AND ADDRESS

PP&W. Properties
c/o William Pohl
5430 Sylvia
Klamath Falls, Oregon 97601

After recording return to:

Grantor as above

NAME, ADDRESS, ZIP

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

Grantee as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of May, 1979, at 10:52 o'clock A.M., and recorded in book M79 on page 9808 or as file/reel number 66428, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: [Signature] Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY