

WARRANTY DEED

Vol. ^m79 Page 1464

KNOW ALL MEN BY THESE PRESENTS, That Harry L. Baldwin

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael L. Baldwin, 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:

All of Lot 5, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County,

(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

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 \$ none. 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 ¹¹, if not applicable, should be deleted. See ORS 9.3.030.)

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 21 day of June, 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)

STATE OF OREGON,
County of Klamath
June 21, 1979

Personally appeared the above named
Harry L. Baldwin

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

(OFFICIAL
SEAL)

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 7-30-81

STATE OF OREGON, County of _____, 19____

Personally appeared _____, 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 behalf 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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book reel volume No. _____ on page _____ or as document fee file instrument microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

[Signature] Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. Baldwin
1819 Oregon Ave
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP