

04-41824

85-38-19149

1-1-74

69873

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EUGENE BAILIE and MARGARET BAILIE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD S. CRAIG and WENDY M. CRAIG, 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: Lot 4 in Block 208 MILLS SECOND ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the plat on file in the records of the Clerk of Klamath County, Oregon.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 7,950.00

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 < > is not applicable, it should be deleted, strike through, or crossed out.)

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 14th day of July, 1975; 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)

Eugene Bailie
Margaret Bailie

STATE OF OREGON,)
County of Klamath) ss.
July 14th, 1975

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 EUGENE BAILIE and MARGARET BAILIE, husband and wife,

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

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-12-77

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Eugene Bailie & Margaret Bailie

GRANTOR'S NAME AND ADDRESS

Ronald S. Craig & Wendy M. Craig

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Fed
Savings & Loan
Klamath Falls Oregon
NAME, ADDRESS, ZIP

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

Ronald S. Craig & Wendy M. Craig

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of June, 1975, at 3:16 o'clock P.M., and recorded in book M79 on page 15477 or as file/reel number 69873, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By Samantha Hetch Deputy

Fee \$3.00