

T/A 38-18325-7-1
69933

WARRANTY DEED (INDIVIDUAL)

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KENNETH PRATT AND LELA L. PRATT, husband and wife

hereinafter called grantor, convey(s) to
DAVID A. BALTAZOR AND JENNIFER L. BALTAZOR, husband and wifeall that real property situated in the County
of KLAMATH, State of Oregon, described as:Lots 185 and 188, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath
State of Oregon.

SUBJECT TO:

1. An easement recorded November 8, 1955 in Book 279 at page 99 in favor of The California Oregon Power Company for transmission lines easement.
2. Agreement for control of water level of lake, including the terms and provisions thereof, from Herbert Fleishhacker to The California Oregon Power Company, recorded February 15, 1924 in Book 63 at page 459.
3. Restrictions, if any, as shown on the recorded plat of Third Addition to Sportsman Park.
4. Reservations and restrictions as shown on deed recorded July 13, 1965 in Book 363 at page 167, from Peggy M. Sloan, et al., to John M. K. Lemminger, et al.
5. An easement recorded August 29, 1966 in Book M-66 at page 8661 for water pipe line from the well on Lot 188 to Lot 187.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those stated above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 39,690.40 .

Dated this 2nd day of JULY, 1979.

KENNETH PRATT

LELA L. PRATT

STATE OF OREGON, County of KLAMATH) ss.

on this date, July 2nd, 1979 personally appeared the above named
Kenneth Pratt and Lela L. Pratt, husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

PRATT

TO

BALTAZOR

After Recording Return to TA JULIE
SEND TAX STATEMENTS TO:
Department of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 2nd day of July, 1979
at 10:58 o'clock AM. and recorded in book 179
on page 15592 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Sketch Deputy