

1-1-74

72184

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1779 Page 19306



KNOW ALL MEN BY THESE PRESENTS, That Boyd F. Baker and Virginia D. Baker, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Rodney A. Baker and Tamara Kay Baker, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the E1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the West boundary of Madison Street, said point being South 89° 12' West 30 feet and South 0° 28' East 915 feet from an iron pin marking the Northeast corner of said Section 2; thence South 0° 28' East along the West boundary of Madison Street, 80 feet; thence South 88° 56' West 120 feet; thence North 0° 28' West, 80 feet; thence East to the point of beginning.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
- (For continuation of this document see reverse side of this deed.)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and 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 \$28,551.00

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 31st day of July, 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)

Boyd F. Baker  
Virginia D. Baker

STATE OF OREGON,

County of Umatilla

August 7, 1979

ss.

Personally appeared the above named Boyd F. Baker and Virginia D. Baker, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4/24/81

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 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 \_\_\_\_\_ ss.

I certify that the within instrument 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.

Recording Officer

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

Baker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Rodney A. Baker  
1900 Madison St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan  
2943 South Sixth St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Stock subscription and contract, including the terms and provisions thereof, to The Klamath Water Users Association, a corporation, dated March 21, 1905; recorded January 9, 1906, in Mortgage Volume 7B, page 364, Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, executed by Boyd F. Baker and Virginia D. Baker, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated October 29, 1976, recorded October 29, 1976, in Volume M76, page 17214, Microfilm Records of Klamath County, Oregon, to secure the payment of \$20,000.00 which Vendees herein agree to assume and pay, the unpaid principal balance of which is \$19,990.00 to Klamath First Federal Savings and Loan Association.

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.

this 10th day of August A. D. 1979 at 2:03 o'clock P. M., or

duly recorded in Vol. 179 of Deeds on Page 19106

Wm D. MILNE, County Clk.

*Bernetha H. Deloach*

Fee \$7.00

*Boyd F. Baker*  
Boyd F. Baker  
Virginia D. Baker

Boyd F. Baker  
Virginia D. Baker  
Husband and wife

STATE OF OREGON  
County of Klamath  
Boyd F. Baker  
Virginia D. Baker  
Husband and wife

Boyd F. Baker  
Virginia D. Baker  
Husband and wife  
Klamath Falls, Oregon 97601