

KNOW ALL MEN BY THESE PRESENTS, That Warren D. Baker and Lillian Ada Baker, husband and wife

to grantor paid by Penney Lynn Howie, Vicki Lee Howie and Becky Jane Howie, hereinafter called the grantor, for the consideration hereinafter stated,

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:

Portion of Lots 1 and 2 in Block 49 of FIRST ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at the Northeast corner of said Lot 1; being the corner of 4th and Washington Streets; thence West along Washington Street 55.6 feet; thence South and parallel with 4th Street, 30 feet; thence West and parallel with Washington Street 6.4 feet; thence South and parallel with 4th Street, 10 feet; thence East and parallel with Washington Street 62 feet to West line of said 4th Street; thence North along said line of 4th Street 60 feet to the place of beginning.

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 those apparent on the face of the land

grantor will warrant and forever defend the above granted 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 \$8,500.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28th day of July, 19 70.

X Warren D. Baker

X Lillian Ada Baker

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Warren D. Baker & Lillian Ada Baker, 1970

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

Before me: Marguerite E. Ruger  
 Notary Public for Oregon

My commission expires 10-26-71

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Crane & Bailey  
540 Main

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of September, 19 79, at 4:33 o'clock P.M., and recorded in book M79 on page 22574

Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Bernetha J. Helath Deputy