

WARRANTY DEED

VOL 174 PAGE 29873

78802
KNOW ALL MEN BY THESE PRESENTS, That **KENNETH E. BAKER** and **MARGARET ANN BAKER**, husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **KLAMATH WORK ACTIVITY CENTER, INC.**, an Oregon Corporation
 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:

Lots 10 and 11, Block 209, Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.
2. Lien charges of record, if any, including any liens for sewer, sewage or sanitation districts.
3. Terms of the unrecorded Contract of Sale dated October 26, 1972, Cecil D. Brown and Louise E. Brown to Kenneth Eugene Baker and Margaret Ann Baker, in escrow at First Federal Savings and Loan Association of Klamath Falls, Escrow No. 3141.

(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 hereinabove set forth;

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 \$38,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 19 day of July, 1976;
 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)

Kenneth E. Baker
Margaret Ann Baker

STATE OF OREGON,
 County of **Klamath**, ss.
 July 19, 1976.

STATE OF OREGON, County of _____, ss.
 Personally appeared _____, 19____.

Personally appeared the above named **KENNETH E. BAKER and MARGARET ANN BAKER**, husband and wife;

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

_____ 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 _____

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.

(OFFICIAL SEAL)

Before me, *Barlene F. Addington*
 Notary Public for Oregon
 My commission expires: 3-21-77

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

KENNETH E. BAKER and MARGARET ANN BAKER, husband and wife,

GRANTOR'S NAME AND ADDRESS

KLAMATH WORK ACTIVITY CENTER, INC.
 an Oregon Corporation,

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Work Activity Center
900 Richmond
City, 97601

NAME, ADDRESS, ZIP

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

KLAMATH WORK ACTIVITY CENTER, INC.
900 Richmond
City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath**, ss.

I certify that the within instrument was received for record on the 31st day of December, 1979, at 12:02 o'clock P.M., and recorded in book M79 on page 29873 or as file/reel number 78802.

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

Wm. D. Milne Recording Officer
*By *Donna H. Helich* Deputy*

Fee \$3.50