

LARRY D. BAKER and NANCY E. BAKER, Husband and Wife

MELVIN J. HOWARD and MARY R. HOWARD, Husband and Wife, hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as: all that real property situated in the County

Lot 7, Block 17, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

Subject to: 1. Regulations, including levies, assessments, water and irrigation Rights and easements for ditches and canals, of Enterprise Irrigation District. 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded March 25, 1975 in Book M-75 at Page 3318. 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Eighth Addition to Sunset Village. 5. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown 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 \$ 58,400.00 *

Dated this 15 day of July, 19 80.

Larry D. Baker
LARRY D. BAKER
Nancy E. Baker
NANCY E. BAKER

STATE OF OREGON, County of Klamath) ss.

On this 15 day of July, 19 80 personally appeared the above named Larry D. Baker and Nancy E. Baker and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Charleen Horstman

Notary Public for Oregon

My commission expires: 8-27-83

- * 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)

TO

After Recording Return to:

Mr. & Mrs. Melvin J. Howard
3933 La. Maricola
Klamath Falls, Oregon 97601

FAKES: Dept. of Veterans Affairs
1225 Perry St. S.E.
Salem, Oregon 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of July, 1980, at 11:45 o'clock A M. and recorded in book M80 on page 13155 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha A. Hetch Deputy

Fee \$3.50