

MOUNTAIN TITLE COMPANY

93134

WARRANTY DEED

9683 K

11/80 P 000

23122

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. BAKER and SHELLIE J. BAKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. BAYARD POTTER and LARA VAN WYK POTTER, husband and wife, hereinafter called 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:

A portion of Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, formerly designated as Lot 12 of Block 8, LAKESIDE ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a point in the West line of Rogers Street (formerly Paul Street) 420 feet Southerly from the Southeast corner of Lot 4 in Block 8, LAKESIDE ADDITION to the City of Klamath Falls; and running thence Southerly along the Westerly line of Rogers Street, 60 feet; thence Westerly at right angles to first course, 100 feet; thence Northerly parallel with first course, 60 feet; thence Easterly 100 feet to the point of beginning.

- Continued on the reverse side of this deed -

(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 stated on the reverse side of this deed or those apparent upon the land, if any, as of the date of this deed

and that 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 \$ 41,000.00. ~~However, the total consideration of \$41,000.00 includes other property of value given or promised which is the sole consideration with respect to 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 28th day of November, 1980; 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)

STATE OF OREGON,)
County of Klamath) ss.
November 28, 1980.

Personally appeared the above named JAMES L. BAKER and SHELLIE J. BAKER, husband and wife

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

(OFFICIAL SEAL)

Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

JAMES L. BAKER

SHELLIE J. BAKER

STATE OF OREGON, County of) ss.
November 28, 1980.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. & Mrs. James L. Baker

320 S. Rogers
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. C. Bayard Potter

4355 Cleveland Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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.

By _____

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 22, 1977

Recorded: August 23, 1977

Volume: M77, page 15463, Microfilm Records of Klamath County, Oregon

Amount: \$21,850.00

Mortgagor: James L. Baker and Shellie J. Baker, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M71455)

The grantees named on the reverse side of this deed hereby agree to assume and to pay the above described mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 1st day of December A.D. 1980 at 9:08 o'clock PM., and

duly recorded in Vol. M-80, of Deeds on Page 23122

Fee \$7.00

Wm D. MILNE, County Clerk

Jaqueline J. Mettee