

1-1-74

97993

WARRANTY DEED

Vol 1181 Page 6114



KNOW ALL MEN BY THESE PRESENTS, That

LILLIAN ADA BAKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH H. WALLIS and MICHAEL HULSEY, as tenants in common, 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:

Starting from the Northwest corner of NE 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 60.05 feet; thence South 2°36'12" West a distance of 610.46 feet; thence East a distance of 214.16 feet to an iron pin, the point of beginning; thence South 12°06'40" East a distance of 91.15 feet to an iron pin; thence North 77°53'20" East a distance of 60.90 feet to an iron pin; thence Northeasterly on the Northerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 63.39 feet to an iron pin; thence North 18°47'58" West a distance of 62.80 feet to an iron pin; thence West a distance of 119.49 feet, more or less, to the point of beginning, according to the official plat thereof on file in the office of the County Clerk in Klamath County, Oregon, SUBJECT TO:

1. Taxes for the year 1980-81 payable in the amount of \$367.27, plus interest;
2. Taxes for the year 1979-80 delinquent in the amount of \$276.60, plus interest;
3. Taxes for the year 1978-79 delinquent in the amount of \$251.91, plus interest; and
4. Taxes for the year 1977-78 delinquent in the amount of \$235.99, plus interest; all CODE 78 MAP 3606-331 TL 201.

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 land, common to the real estate and those of record +

+

+

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 \$15,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ~~o~~, 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 1st day of April, 1981; 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.

☒ executed by a corporation,  
(affix corporate seal)

Lillian Ada Baker, by William J. Schermer, Attorney in Fact  
Lillian Ada Baker  
by William J. Schermer, Attorney in Fact  
(Power of Attorney)

STATE OF OREGON, )  
County of Jackson ) ss.  
April 1, 1981

STATE OF OREGON, County of ) ss.  
19

Personally appeared and

Personally appeared the above named William J. Schermer, Attorney in Fact (Power of Attorney) for Lillian Ada Baker

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

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:  
J. KAY DANIELS  
Notary Public for Oregon  
My commission expires:  
4-3-84

Notary Public for Oregon  
My commission expires:

Lillian Ada Baker  
8951 S. E. Fuller Road  
Portland, Oregon 97266

GRANTOR'S NAME AND ADDRESS

Ralph H. Wallis and Michael Hulsey  
4167 Independence School Road  
Phoenix, Oregon 97535

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Grantee

NAME, ADDRESS, ZIP

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

4167 Independence School Road  
Phoenix, Oregon 97535

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of April, 1981, at 12:16 o'clock P.M., and recorded in book/reel/volume No. M81 on page 6114 or as document/fee/file/instrument/microfilm No. 97993, Record of Deeds of said county.

Witness my hand and seal of County affixed.  
Evelyn Biehn County Clerk

NAME

TITLE

By Hazel W. Magid Deputy

Fee \$3.50