

8471

WARRANTY DEED

Vol. M82 Page 832

Until a change is requested,  
all tax statements shall be  
sent to:

3680 SE Tekton Ave  
Troutdale, OR 97060

JACK BAKER and DIANE M. BAKER, husband and wife, Grantors, convey  
and warrant to FRED KING BAKER and NANCY BAKER, husband and wife, Grantees,  
the following described real property free of encumbrances except as specifically  
set forth herein:

Lot Two (2), Block Two (2), LITTLE RIVER RANCH, according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

SUBJECT TO:

- (1) Rights of the Federal Government, the State of Oregon,  
and the general public in and to that portion of said  
property lying below the high water line of the Little  
Deschutes River.
- (2) Easement, including the terms and provisions thereof,  
executed by Harold D. Barclay and Dorothy Barclay,  
husband and wife, to Fred L. Mahn, dated May 29, 1963,  
recorded July 31, 1963, in Volume 347, Page 76, Deed  
Records of Klamath County, Oregon.
- (3) Declaration, restrictions, protective covenants and  
conditions, including the terms and provisions thereof,  
recorded May 28, 1981, in Volume M81, Page 9488, Deed  
Records of Klamath County, Oregon.
- (4) Easement as contained on the plat.

92 JAN 26 AM 11 48

ck  
for

- (5) Reservations and restrictions as contained in the declaration as follows: "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas, and common areas shall be conveyed, by owners, to the Little River Ranch Homeowners Association. Dedicate, donate and convey to Klamath County Lot 10, Block 5, for public facilities purposes."

The true consideration for this conveyance is SIX THOUSAND DOLLARS and No/100 (\$6,000.00).

DATED 1-18-82, 1981.

Jack Baker  
JACK BAKER

Diane M. Baker  
DIANE M. BAKER

STATE OF OREGON )  
Multnomah ) ss.  
County of Deschutes )

Personally appeared the above named JACK BAKER and DIANE M. BAKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

**BUCCINO & UFFELMAN**  
ATTORNEYS AT LAW  
610 SOUTHWEST ALDER STREET-SUITE 400  
PORTLAND, OREGON 97205

Cynthia L. Farrell  
Notary Public for Oregon  
My Commission Expires: 11-23-82

NOTARY PUBLIC  
CYNTHIA L. FARRELL  
Klamath County, OR  
Commission Expires 11-23-82  
Signature

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WARRANTY DEED; COUNTY OF KLAMATH; ss.

Filed for record at ~~xxxxxx~~ 11-18-82  
this 20 day of January A.D. 19 82 at 11:48 clock A.M. and  
duly recorded in Vol. M 82, of Deeds on Page 832.

Fee \$8.00

EVELYN BIEHN, County Clerk  
By Joyce McArthur