

1-1-74

9617

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANCES L. CARR of M82 Page 2644

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES ROBERT BAKER and BARBARA ELLEN BAKER, 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:

"Lot 63 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon" EXCEPTING THEREFROM the South 90 feet thereof.

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

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 \$ 0.00

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal of office, and the said grantee has hereunto set her hand and seal of office, this 18 day of Feb, 1982.

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 18 day of Feb, 1982; 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)

Frances L. Carr also known as  
Frances L. Carr Frances Steele

STATE OF OREGON,

County of Klamath

Feb 18, 1982

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

Personally appeared the above named Frances  
L. Carr aka Frances Steele

and acknowledged the foregoing instru-  
ment to be her \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_, 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 be-  
half 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)

Before me:

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Frances L. Carr

5110 Sturdivant

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

James R. Baker &amp; Barbara E. Baker

5110 Sturdivant

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore

426 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James R. Baker &amp; Barbara E. Baker

5110 Sturdivant

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
2 day of March, 1982,  
at 2:20 o'clock P.M., and recorded  
in book/reel/volume No. M. 82, on  
page 2644, or as document/fee/file/  
instrument/microfilm No. 9617,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Piehn County Clerk

NAME

TITLE

By \_\_\_\_\_ Deputy  
Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE