

WARRANTY DEED

14358

10165

KNOW ALL MEN BY THESE PRESENTS, That Carolyn S. Halvorsen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Burvel Baird Jr. and Carole Baird, 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:

NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10 township 34S Range 12 East, Willamette Meridan, Klamath County, Oregon. Subject to a 30 foot easement on the Westernly boundary for the purpose of ingress and egress only.

(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

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 \$ 4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 1st day of August, 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)

STATE OF OREGON,

County of _____

) ss.

, 19 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath) ss.

Personally appeared Carolyn S. Halvorsen

_____ 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 _____

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:

Notary Public for Oregon

My commission expires: MY COMMISSION EXPIRES NOVEMBER 27, 1984

Carolyn S. Halvorsen

P.O. Box 1202

Elburn, Illinois 60119

GRANTOR'S NAME AND ADDRESS

Burvel and Carole Baird

5367 Los Altos Lane

Yorba Linda, Cal. 92686

GRANTEE'S NAME AND ADDRESS

After recording return to:

Burvel and Carole Baird

5367 Los Altos Lane

Yorba Linda, Cal. 92686

NAME, ADDRESS, ZIP

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

Burvel and Carole Baird

5367 Los Altos Lane

Yorba Linda, Cal. 92686

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9 day of August, 1982, at 10:39 o'clock A.M., and recorded in book/reel/volume No. M 82 on page 10165 or as document/fee/file/instrument/microfilm No 14358, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Deputy

Fee \$4.00

SPACE RESERVED FOR RECORDER'S USE