

# MOUNTAIN TITLE COMPANY INC.

21605

MTL 12165-K

WARRANTY DEED

Vol. 1483 Page 4288

KNOW ALL MEN BY THESE PRESENTS, That ROBERT SLOAN and JAMMIE LUCILLE SLOAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY A. BAIRD and MARTI L. BAIRD, 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 3 in Block 56 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Reserving unto the grantors their heirs and assigns, an Easement for the existing driveway over the Northeasterly 12 feet of the above described property.

TOGETHER WITH an Easement over the existing parking lot located on the Southerly portion of Lot 6, Block 56, NICHOLS ADDITION to the City of Klamath Falls.

## MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

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

(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 above and those apparent upon the land, if any, as of the date of this deed

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 \$34,000.00

However, the actual consideration consists of the purchase price of the property of \$34,000.00 less the purchase price of the property of \$0.00, which is the net consideration of \$34,000.00. (The sentence between the symbols (1), 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 21st day of March, 1983, 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)

ROBERT SLOAN

JAMMIE LUCILLE SLOAN

STATE OF OREGON, County of Klamath

Personally appeared and 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.

STATE OF OREGON, County of Klamath, March 21, 1983

Personally appeared the above named ROBERT SLOAN and JAMMIE LUCILLE SLOAN, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Robert Sloan  
1427 Hope Street  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jerry A. Baird  
5650 Independence  
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,

County of Klamath

I certify that the within instrument was received for record on the 21st day of March, 1983, at 2:40 o'clock P.M., and recorded in book M83 on page 4288 or as file/reel number 21605. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By [Signature] Deputy

Fee \$4.00

## MOUNTAIN TITLE COMPANY INC.