

23592

MTL 639-L

WARRANTY DEED

JERRY NEIL CLEMENT and CAROL CLEMENT,

KNOW ALL MEN BY THESE PRESENTS, That JERRY NEIL CLEMENT and CAROL CLEMENT, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY A. BAIRD and MARTI L. BAIRD, husband and wife, 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 5 and the Northeasterly 45 feet of Lot 4 in MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -
MOUNTAIN TITLE COMPANY INC.

(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 on the reverse side of this deed 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 \$47,900.00

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 16th day of May, 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)

STATE OF OREGON

County of Klamath, 19 83

Personally appeared the above named JERRY NEIL CLEMENT and CAROL CLEMENT, Husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

Mr. & Mrs. Jerry Neil Clement
3950 Homedale #12
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jerry A. Baird
1300 Carlson Dr.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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, 19 83

Personally appeared JERRY NEIL CLEMENT and CAROL CLEMENT, 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:

STATE OF OREGON,

County of Klamath
I certify that the within instrument was received for record on the day of May, 1983, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

- continued from the reverse side of this deed -

7649

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use. None as of this date.
2. The premises herein described are within and subject to the statutory powers including the power of assessment, of South Suburban Sanitary District.
3. Easement and right of way granted to The California Oregon Power Company, by instrument recorded April 5, 1940, in Volume 128, page 267, Deed Records of Klamath County, Oregon.
4. Easements, conditions, and restrictions as contained in plat dedication, to wit:
"We do hereby grant public easements for sewer lines and other public utilities along the rear ten feet of all lots and across edges of lots

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 16th day of May A. D. 1983 at 3:41 o'clock P.M., and
duly recorded in Vol. M83, of Deeds on a c 7648

By EVELYN BIEHN, County Clerk

Fee \$8.00