

24295

WARRANTY DEED

MTC 12408 1183 Page 829

KNOW ALL MEN BY THESE PRESENTS, That BRENT P. BALDWIN and BECKY BALDWIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY B. TAYLOR, 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 10 in Block 14, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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

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 \$ 60,000.00

~~THE WHOLE CONSIDERATION PAID FOR THIS TRANSFER IS \$ 60,000.00 AND THE SAME IS FULLY PAID BY THE GRANTOR TO THE GRANTEE. (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 6th day of June, 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)

TEXAS  
STATE OF OREGON, LIMESTONE } ss.  
County of Klamath  
June 6, 1983

Personally appeared the above named BRENT P. BALDWIN and BECKY BALDWIN, husband and wife

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 7-21-85

BRENT P. BALDWIN

BECKY BALDWIN  
STATE OF OREGON, County of ) ss.  
June 6, 1983

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

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 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:

(OFFICIAL SEAL)

Mr. & Mrs. Brent P. Baldwin

901 Casa Linda  
Ennis, TX 75119

GRANTOR'S NAME AND ADDRESS

Mr. Larry B. Taylor

5080 Laurelwood  
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, } ss.

County of

I certify that the within instrument was received for record on the day of , 19, 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 -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907, in Book 22 at page 479, Deed Records of Klamath County, Oregon, in favor of United States of America. (No specific location)
3. An easement created by instrument, including the terms and provisions thereof, dated May 1, 1945, recorded May 15, 1945, in Book 176, page 284, Deed Records of Klamath County, Oregon, in favor of California Oregon Power Company for right of way for pole lines. (No specific location)
4. Reservations as contained in plat dedication, to wit:  
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions, and restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
6. Subject to an 8 foot utility easement along Southerly lot line as shown on dedicated plat.
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: August 27, 1979  
Recorded: August 27, 1979  
Volume: M79, page 20400, Microfilm Records of Klamath County, Oregon  
Amount: \$50,000.00  
Mortgagor: Brent P. Baldwin and Becky Baldwin, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P19762)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 7th day of June A. D. 19 83 at 2:26 o'clock P. M., at  
duly recorded in Vol. M83 of Deeds on Page 8829.

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00