

1-1-74

25319

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEONARD J. FERGUSON and LUCILLE F. FERGUSON, Husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN M. BAKER and PATRICIA B. 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:

As set forth in Exhibit "A" attached hereto (Page 2)

(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, easements and rights of way 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 \$ 7,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23 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.

Leonard J. Ferguson *Leonard J. Ferguson*  
Lucille F. Ferguson *Lucille F. Ferguson*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath  
June 23, 1983

Personally appeared the above named  
Leonard J. Ferguson and  
Lucille F. Ferguson husband & wife

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

NOTARY  
(OFFICIAL  
SEAL)  
PUBLIC

Before me:  
*Carol Nick*  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

LEONARD J. FERGUSON and LUCILLE F. FERGUSON, husband and wife  
Rt 3, Box 222A, Klamath Falls, OR97601

GRANTOR'S NAME AND ADDRESS

DEAN M. BAKER and PATRICIA B. BAKER, husband and wife  
Rt 3, Box 210, Klamath Falls, OR97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

DEAN M. BAKER and PATRICIA B. BAKER, husband and wife  
Rt 3, Box 210, Klamath Falls, OR97601

NAME, ADDRESS, ZIP

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

DEAN M. BAKER and PATRICIA B. BAKER, husband and wife  
Rt 3, Box 210, Klamath Falls, OR97601

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

'83 JUL 5 AM 9 19

800 cl

Beginning at the North quarter corner of Section 13, Twp. 39 S., R. 8 EWM, according to the petitioned survey by William Canton, County Surveyor for Andrew Zudell, Sr. and Andrew Zudell, Jr., petitioners and Guy A. Hand and Mildred Hand, Petitioners; which is on record in the County Surveyor's office in File No. 231, thence East along the section line 1051.69 feet to the West right of way of State Highway #66; thence South 27° 37' W 320.88 feet; thence South 67° 25' 1/2' W 335.9 feet; thence S. 24° 12' W 454.90 feet; thence S 52° 07' 1/2' E 178.68 feet to the Westerly right of way of State Highway #66; thence in a South-westerly direction along said right of way on a 10.5524 degree curve to the right, 296.20 feet; thence S. 71° 00' W. 284.78 feet to the West line of the NE 1/4 of Section 13; thence N 1° 46' W 1197.05 feet, more or less, to the point of beginning.

Exhibit "A"  
Page -2-

STAT. CLERK OF DISTRICT COURT, CL. OF KIAMATH, ss.

Filed for record

is 5th day of July A.D. 19 83 at 9:19 o'clock A.M.  
July recorded in Vol. M. 83 of deeds on a 10462

8.00 fee

By EV LYN BIEHN, Court Clerk

*Handwritten signature*

OFFICIAL SEAL

STATE OF OREGON  
County of Klamath  
I, the undersigned, Clerk of District Court, do hereby certify that the within instrument was received for record on the 5th day of July, 1983, at 9:19 o'clock A.M., and recorded in Book 10462, page 2, of the County Surveyor's office in File No. 231, thence East along the section line 1051.69 feet to the West right of way of State Highway #66; thence South 27° 37' W 320.88 feet; thence South 67° 25' 1/2' W 335.9 feet; thence S. 24° 12' W 454.90 feet; thence S 52° 07' 1/2' E 178.68 feet to the Westerly right of way of State Highway #66; thence in a South-westerly direction along said right of way on a 10.5524 degree curve to the right, 296.20 feet; thence S. 71° 00' W. 284.78 feet to the West line of the NE 1/4 of Section 13; thence N 1° 46' W 1197.05 feet, more or less, to the point of beginning.

Deposited