

29004

Vol. M83 Page 16986

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN J. PETRIC and ANN S. PETRIC, husband and wife, and ANN M. PETRIC, a single woman, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. BAINES and TERALEE BAINES, husband and wife, 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:

Beginning at a point in the Southeasterly boundary of Washington Street, which is also the Northwesterly boundary of Lot 6, Block 45, NICHOLS ADDITION to the City of Klamath Falls, located 15 feet distant Southwesterly from the most Northerly corner of said Lot 6; thence Southwesterly along Washington Street to the line between Lots 5 and 6 in said Block 45; thence Southeasterly along said line between Lots 5 and 6 a distance of 90 feet; thence Northeasterly at right angles to said line between said Lots 5 and 6 a distance of 55.83 feet; thence Northwesterly in a straight line to the point of beginning.

SUBJECT TO reservations, restrictions, easements, and rights of way of record and those apparent upon the land.

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.

and that grantor will warrant and forever defend the above granted 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 \$15,950.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 125 day of December, 1968.

Ann M. Petric

Stephen J. Petric

STATE OF OREGON, County of Klamath ss. December 1, 1968. Personally appeared the above named STEPHEN J. PETRIC and ANN S. PETRIC, husband and wife, and ANN M. PETRIC, a single woman, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 1/10/70.

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

Stephen J. Petric and  
Ann S. Petric, and  
Ann M. Petric

TO

David L. Baines and  
Teralee Baines

AFTER RECORDING RETURN TO

DAVID BAINES  
5350 GOLDCREST DR.  
MATHews, No CAROLINA  
28105

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of October, 1983, at 3:44 o'clock P.M., and recorded in book M83 on page 16986. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Ann Smith

Title

Fee: \$4.00