

KNOW ALL MEN BY THESE PRESENTS, That LESTER L. WILKENSON and JEAN M. WILKENSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M. Jane Baker, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 shown on the reverse of this deed, and those of record and 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 \$27,900.00. 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 92.030.)

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 18th day of April, 1984; 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)

Lester L. Wilkenson
Lester L. Wilkenson

Jean M. Wilkenson
Jean M. Wilkenson

STATE OF OREGON,
County of Klamath, ss.
April 18, 1984

STATE OF OREGON, County of _____, ss.
_____, 19____

Personally appeared the above named Lester L. Wilkenson and Jean M. Wilkenson, and acknowledged the foregoing instrument to be their voluntary act and deed.

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) Index Steele
Notary Public for Oregon
My commission expires: 7/13/85

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Lester L. & Jean M. Wilkenson
GRANTOR'S NAME AND ADDRESS

M. Jane Baker
2522 White St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee

NAME, ADDRESS, ZIP

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

By _____ Recording Officer
_____ Deputy

SPACE RESERVED FOR RECORDER'S USE

8210

98-17-10V

6470

DESCRIPTION

Lot 5, and all of that portion of Lot 6 in Block 306 of DARROW 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, more particularly described as follows:

Beginning at the Northeast corner of Lot 6; thence South 120 feet along the lot line to the Southeast corner of Lot 6; thence West 4.7 feet; thence North 2° 15' East 120 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in Deed from Klamath Korporation.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 18 day of April A.D. 19 84
at 4:04 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 6469

EVELYN BIEHN, County Clerk

By Sam Smith DeputyFee 8.00