

1-1-74 **38694**

## WARRANTY DEED

Vol. 784 Page **11733**

KNOW ALL MEN BY THESE PRESENTS, That INVESTORS MORTGAGE CO., an Oregon corporation, who acquired title as INVESTORS MORTGAGE COMPANY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD 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: Lot 6, Block 44, KLAMATH FALLS FIRST ADDITION, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO 1984-85 real property taxes, a lien but not yet payable.  
SUBJECT TO Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls First Addition.  
SUBJECT TO Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

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.

This property is conveyed in an AS IS condition, with no warranties expressed or implied.

(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

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 \$16,500.00

~~However, the actual consideration consists of the value of the property given or promised which is the whole consideration (indicate which) or~~ 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 9th day of July, 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.

INVESTORS MORTGAGE CO.

By: James R. Templin

James R. Templin, President

(If executed by a corporation, affix corporate seal)

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

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Marion ) ss.  
July 9, 1984

Personally appeared James R. Templin ~~xxx~~

who, being duly sworn,

~~xxx~~ did say that the former is the president of ~~xxx~~

Investors Mortgage Co.

\_\_\_\_\_ 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:

Sandra Buckholz  
Notary Public for Oregon

My commission expires: 6-18-86

(OFFICIAL SEAL)

INVESTORS MORTGAGE CO.

GRANTOR'S NAME AND ADDRESS

LLOYD BAKER

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lloyd Baker  
1022 Main St.,  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Lloyd Baker  
1022 Main Street  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 11th day of July, 1984, at 3:59 ~~o'clock~~ P.M., and recorded in book/reel/volume No. M84 on page 11733 or as document/fee/file/instrument/microfilm No. 38694, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pamela A. [Signature] Deputy

Fee: \$4.00

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