

46236

WARRANTY DEED

Vol. m85 Page

2775

KNOW ALL MEN BY THESE PRESENTS, That
Barbara J. Baumgardner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Jack M. Baker and Linda M. 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 ap-
pertaining, 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 set forth on the attached copies or 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 \$ 50,000.00
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 22 day of February, 19 85;
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)

Barbara J. Baumgardner
Barbara J. Baumgardner

STATE OF OREGON,

County of Klamath

ss.
19 85

Personally appeared the above named
Barbara J. Baumgardner

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

(OFFICIAL
SEAL)

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

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 _____

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 be-
half 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:

Barbara J. Baumgardner

2003 NW 4th
Bend, Oregon 97701

GRANTOR'S NAME AND ADDRESS
Jack M. Baker and Linda M. Baker
4680 Cannon Street
Klamath Falls, Oregon 97601

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

85 FEB 22 PM 4

DESCRIPTION

2776

26830P

Lots 15 and 22, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 21, HIGHLAND PARK, 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 Northwest corner of said Lot 21; thence North $89^{\circ}56'$ East, along the North line of said Lot 21, a distance of 62.60 feet; thence South $02^{\circ}45'16''$ East, a distance of 62.84 feet to a point on the Southerly line of said Lot 21; thence North $60^{\circ}54'$ West, along the Southerly line of said Lot 21, a distance of 10.46 feet to the Southwest corner of said Lot 21; thence North $46^{\circ}08'$ West, along the Westerly line of said Lot 21, a distance of 80.00 feet to the point of beginning.

EXCEPTING therefrom that portion of the above described premises conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded October 14, 1971 in Volume M71, page 10814, Microfilm Records of Klamath County, Oregon.

- 2777
1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 2. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of South Suburban Sanitary District.
 3. Assessments, if any, due to the City of Klamath Falls, for water use.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation.
 5. Subject to a 20 foot building setback from Western Street and South Sixth Street as shown on the dedicated plat.
 6. Subject to irrigation laterals over Lots 21 and 15 as shown on dedicated plat.
 7. Hereby dedicate, donate and convey to the public for public use forever the roads and the irrigation laterals shown (→), and drain shown (--->) on HIGHLAND PARK as platted hereon. Subject to setback line shown on plat and easements over all lots for future sewers and this plat is conditionally approved; said approval being contingent upon and subject to all of the terms and conditions of the agreement of John Hasy and Nettie A. Hasy, his wife with the Enterprise Irrigation District dated March 4, 1941.
 8. Reservations and restrictions as contained in Deed,
Recorded: October 14, 1971
Volume: M71, page 10814, Microfilm Records of Klamath County,
Oregon
Grantor: Richard M. Baumgardner and Barbara J. Baumgardner,
husband and wife
Grantee: The State of Oregon, by and through its State Highway
Commission
 9. Indenture of Access, including the terms and provisions thereof,
Dated: April 17, 1973
Recorded: April 24, 1973
Volume: M73, page 4885, Microfilm Records of Klamath County,
Oregon
By and between: The State of Oregon, by and through its State
Highway Commission,
and Richard M. and Barbara J. Baumgardner
 10. An easement created by instrument, including the terms and provisions thereof,
Dated: March 20, 1979
Recorded: April 18, 1979
Volume: M79, page 8476, Microfilm Records of Klamath County,
Oregon
In Favor of: South Suburban Sanitary District of Klamath County,
Oregon
For: Sewer

"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."

12. An easement created by instrument, including the terms and provisions thereof,

Dated: March 20, 1979

Recorded: April 18, 1979

Volume: M79, page 8480, Microfilm Records of Klamath County, Oregon

In Favor of: South Suburban Sanitary District of Klamath County, Oregon

For: Sewer

13. An easement created by instrument, including the terms and provisions thereof,

Dated: March 20, 1979

Recorded: April 18, 1979

Volume: M79, page 8484, Microfilm Records of Klamath County, Oregon

In Favor of: South Suburban Sanitary District of Klamath County, Oregon

For: Sewer

14. An easement created by instrument, including the terms and provisions thereof,

Dated: May 29, 1979

Recorded: May 23, 1979

Volume: M79, page 12348, Microfilm Records of Klamath County, Oregon

In Favor of: South Suburban Sanitary District of Klamath County, Oregon

For: Sewer

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 22nd day of February A.D. 1985
at 4:05 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2775

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 17.00