

1-1-74

K-37653
WARRANTY DEED

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46863

KNOW ALL MEN BY THESE PRESENTS, That JAMES ROBERT BAKER and BARBARA ELLEN BAKER, as tenants in the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN RICHARD CARTER and VICKI LOU CARTER, husband and wife, 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:

The East one-half of Lot 2, Block 4, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion in the widening of Fargo Street deeded in Deed Records M-65 on page 216, records of Klamath County, Oregon.

NOTICE:

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 use.

(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 those listed on the reverse side,

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 \$32,000.00. The whole, to wit: the consideration for the transfer of the above described premises, is \$32,000.00.

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 March, 1985; 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)

JAMES ROBERT BAKER
BARBARA ELLEN BAKER

STATE OF OREGON, County of Klamath, March 18th, 1985. Personally appeared James Robert Baker and Barbara Ellen Baker, 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

Personally appeared the above named James Robert Baker and Barbara Ellen Baker, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 8/27/87

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.

OFFICIAL SEAL
Notary Public for Oregon
My commission expires 8/27/87

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

Jim and Barbara Baker
5110 Sturdivant
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Steven R. & Vicki L. Carter

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jerry M. Molatore, Attorney

426 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Steven R. & Vicki L. Carter
4335 Cottage
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the day of 1985, 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.

By NAME TITLE

Deputy

By NAME TITLE

Deputy

By NAME TITLE

Deputy

By NAME TITLE

Deputy

