1-1-74

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, hereinatter 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:

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

(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 Official color of the project consideration when cally and cally and the conference between the consideration and the conference of the consideration and the conference of the consideration and the conference of the conference o 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 18thday 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)

THE COLUMN OF OREGON, County of Septemby of Klamanin)

STATE OF OREGON, County of Klamath

, 19. 85 SIVIE OF OSSESTA Personally appeared March 18

on the Tation

each for himself and not one for the other, did say that the former is thepresident and that the latter is the .secretary of ...

Personally labreared the above named

James Robert Baker and

Barbara Filen Baker

Bathara Eden Baker

and acknowledged the toregoing instruction and that said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in beof said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation by authority of its board of directors; and each of half of said corporation and that said instrument was signed and sealed in become and that said instrument was signed and sealed in become and that said instrument was signed and sealed in become and that said instrument was signed and sealed in become and that said instrument was signed and sealed in become and instrument was signed and sealed in become and that the seal altitude to the following the said instrument was signed and sealed in become and instrument was signed and

Jim and Barbara Baker TadI; 5110gSturdivante co կանր ա Haweno Klamath FallsquOR 197601 13.018 C C

StevenoR: & Vicki L. Carter regulations and assessme

TIL GRANTEELS NAME, AND ADDRESS TOM TOTT After recording return to Jerry M. Molatore, Attorney Guzomon Visuas 426 Main Street Klamath Falls; OR 197601

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

Steven R. Of Wickith Cocarter berous 4335 Cottage 97603 OR Klamath Falls, OR 9/

SCOLORG LEPISTATE OF OREGON, and lieten A

Jug Cal County of I certify that the within instrument was received for record on the day of, 19.....,

ts of Southo'clock.....M., and recorded in book/reel/volume No..... SPACE RESERVED page as document/fee/file/ PECORDER'S USE page or as document/fee/file/necorder's USE instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

SZCTULIOUS SICT SCI

Deputy

Billiant out thank their red of

Uniting shangs in requested off the divisions shall be sent to the following addition

Corrage To the printer extensions, exclusions and stipular

SUBJECT TO the following:

1. Liens and assessments of Klamath Project and Enterprise Trrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith. rights in connection therewith.

and the profession 2. Rule, regulations and assessments of South Suburban Sanitary District: Galery Calery

3. Reservations in deed from C. C. Lewis and Caroline W. Lewis, husband and wife to Hugh H. Hawthorne and Helen M. Hawthorne, husband and wife, dated February 13, 1941, recorded February 8, 1945, in Volume 173 of Deeds, page 197 as follows: "Excepting and reserving to first parties, their heirs and assigns the right at any time to construct, parties, their neirs and assigns the right at any time to constitut, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land. The constants of the lands and premises

4. All rights reservations, restrictions, irights of way and easements of record and those apparent upon the land.

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County of Manual of Manual

each for numell and not one for the other, did so, that the local to the

County of Klamath)

STATE OF ORIGON.

Filed for record at request of RODW COMMEN OF

Signa inibetera esper (il passeres pt a escancipos

on this 19thday of March A.D. 19 85

9:10 order of the confidence makes

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to the new telegraphs and the stranger recorded in Vol. M85 of Deeds in the transfer of the stranger recorded in Vol. M85 of Deeds

The true and actual consideration paid for this transler, stated in terms of dollars, is 852. All the true and actual consideration paid for this frankler transler and actual consideration paid for the property and demands of all persons whomasever, except those claiming under the above described encombrances. grandor will warrant and locovar defend the said premises and every part and percul thereof against the locatol claims

listed on the reverse side,

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The East one-half of Lot 2, Block 4, PLEASANT VIFW TRACES

assigns, that certain real property, with the tenements, hereditaments, and appartenances, thereunto belows, or se-pertaining, situaled up the County of Klamath and State of Oregan, described to reliave, to with the grantee, does hereby grant, bargain, self and convey unto the said grantee and grantee, heirs, successors and CARTER and VICET LOU CARTER, husband and wife, bereinster called the granus, for the consideration hereinofter stated, to granue paid by STLVEN RICHARD , hereinditer called EARBARA BLILLA BAKER, as tenants in the entirety.

KNOW ALL MEN BY THESE PRESENTS, That JAMES ROBERT BAKER

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MYSEVILLA DEED K-3/653

ACT GREET BOOK