

47837

WARRANTY DEED

LAWRENCE O. REDD and SHELLEY J. REDD,

KNOW ALL MEN BY THESE PRESENTS, That _____ husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____ DAVID K. BABER
and EILEEN NORA FARWELL-BABER, 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:

Lot 65 and the East 20 feet of Lot 66, CLOVERDALE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 29,458.03

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 93.036.)
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 15th day of April _____, 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)

Lawrence O. Redd

Shelley J. Redd

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,

County of Klamath

4/15, 1985

Personally appeared the above named
Lawrence O. Redd and Shelley J.

Redd, _____
and acknowledged the foregoing instru-
ment as 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 _____

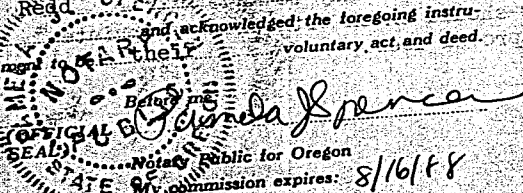
_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:



Lawrence O. & Shelley J. Redd

GRANTOR'S NAME AND ADDRESS

David K. Baber & Eileen Nora Farwell-Baber
5726 Delaware
Klamath Falls, OR 97603

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

NO CHANGE

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 _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer

Deputy

By _____

SUBJECT TO:

1. Water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Right of way for irrigation ditch along the front and rear lot lines as shown on dedicated plat.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 14, 1948 in Volume 225, page 78, Deed Records of Klamath County, Oregon. (Lot 65)

By instrument recorded September 22, 1947 in Book 211 at page 421, Deed Records of Klamath County, Oregon, the forfeiture provision was waived.

6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded November 4, 1950 in Volume 243, page 219, Deed Records of Klamath County, Oregon. (Lot 66)

By instrument recorded September 22, 1947 in Book 211 at page 421, Deed Records of Klamath County, Oregon, the forfeiture provision was waived.

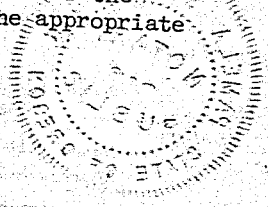
7. Land Sale Contract, including the terms and provisions thereof,
 Dated: April 20, 1983
 Recorded: April 21, 1983
 Volume: M83, page 6115, Microfilm Records of Klamath County, Oregon
 Vendor: The State of Oregon, represented and acting by the Director of Veterans' Affairs
 Vendee: Lawrence O. Redd and Shelley J. Redd
 (C-01322)

The grantees as they appear on the reverse of this deed agree to assume said Contract and to pay said Contract in full.

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 16th day of April A.D. 19 85
 at 2:10 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 5511

EVELYN BIEHN, County Clerk
 By [Signature] Deputy

Fee 9.00