

CA

56790

WARRANTY DEED

Vol. M85

Page

21213

KNOW ALL MEN BY THESE PRESENTS, That

Byron B. Bortis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack M. 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:

An undivided one-third interest in the following described real property:

Lots 10 and 11, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If not applicable, should be deleted - See ORS 93.830)

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 13 day of November, 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.

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.

Byron B. Bortis

STATE OF OREGON,

STATE OF OREGON, County of

ss.

County of Klamath
November 15, 1985

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Personally appeared

and

Personally appeared the above named
Byron B. Bortis

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 acknowledged the foregoing instrument to be his voluntary act and deed.

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 6-18-86

My commission expires:

(If executed by a corporation, affix corporate seal)

Byron B. Bortis
3620 Granada Way
Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Jack M. Baker
4680 Cannon St.
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY
Attorneys at Law
540 Main St. Suite 204
Klamath Falls, Oregon 97603

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

Jack M. Baker
4680 Cannon St.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of December, 1985, at 4:30 o'clock P. M., and recorded in book/reel/volume No. M85 on page 21213 or as fee/title/instrument/microfilm/reception No. 56722, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. J. Smith, Deputy

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5.00

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