

71904

WARRANTY DEED

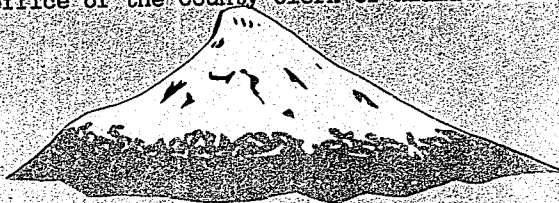
1772-17672

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KNOW ALL MEN BY THESE PRESENTS, That JERRY A. BAIRD and MARTI L. BAIRD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MODESTO GUTIERREZ and DARLENE A. GUTIERREZ, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 and the Northeasterly 45 feet of Lot 4 in MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record and 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 \$ 47,446.93

~~OF THE WHOLE OF THE LAND DESCRIBED IN THIS INSTRUMENT, THE GRANTOR HAS RECEIVED FROM THE GRANTEE THE SUM OF \$47,446.93 IN FULL PAYMENT OF THE CONSIDERATION THEREFOR.~~ (The sentence between the symbols ①, 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 27th day of February, 1987; 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)

STATE OF OREGON,) ss.

County of Klamath,)
February 27, 1987

Personally appeared the above named
JERRY A. BAIRD and MARTI L. BAIRD

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.

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 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)

Notary Public for Oregon
My commission expires:

Jerry A. Baird & Marti L. Baird

2420 Redwood
Klamath Falls, OR 97601

Modesto Gutierrez & Darlene A. Gutierrez
1300 Carlson
Klamath Falls, OR 97603

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of March, 1987, at 9:21 o'clock A.M., and recorded in book M87 on page 3347 or as file/reel number 71904.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By Amy Smith Deputy