Vol. m89 Faga 3073 (4)

Baker, husband and wife hereinafter called the frantor for the consideration have hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tracy W. Hevern and Vicki R. Hevern, husband and wife the grantee. does hereby grant hargain sell and convey unto the science. the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and

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: pertaining, situated in the County of Klamath Township 37 South, Range 14 East Atract of land in Lot 2, Section 3, Township 37 South, State of Oregon, of the Willamette Heridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point which is North 89° 52' west 1608.35 feet South 1° 13' West 1055.13 feet, and North 88° 47' West 240 Feet from the Northeast corner of Section 3, Township 37 South, Range 14; thense South 1°13' West 120 feet; thence South 88° 47' East 37.07 feet; thence North 26° 14' East 132.42 feet; thence North 88° 47' West 93.07 feet to the point of beginning.

(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 \$ 3000 -Thowever, 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 ®, it not applicable, should be deleted. See ORS 93.030.) part of the 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 1.7th day of February 1989; 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 heard of directors.

order of its board of directors.

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 HIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Jim O. Baker Sr. Many H. Baker

STATE OF OREGON,

Personally appeared the above named Mary H. Boker

Mary H. Boker

and scknowledged the toregoing instrument to be There voluntary act and deed.

Betorg app. 20011.

Notary Public for Oregon My commission expires: 3-22-89 STATE OF OREGON, County of ... 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 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: Before me:

STATE OF OREGON,

Notary Public for Oregon My commission expires:

(if executed by a corporation, affix corporate seal)

Jim O Baker Sr. & MaryH Rtl Box 177A Jacksonville Tx 75766 Tracy W & Vicki R Hevern P 0 Box523 Bly, Oregon 97622 After recording return to: Tracy W & Vicki R Hevern ___p_0_Box_523 Bly, Oregon 97622 Until a change is requested all tax statements shall be sent to the following

NAME, ADDRESS, ZIP

SPACE RESERVED RECORDER'S USE

County ofKlamath I certify that the within instrument was received for record on the 17th day of Feb., 19.89., at 2:15 o'clock P.M., and recorded in book/reel/volume No.....M89...... on page 3073 or as fee/file/instrument/microfilm/reception No.97291..., Record of Deeds of said county.

Witness my hand and seal of County affixed.

....Evelyn Biehn, County Clerk

Fee \$8.00

By Daulens Muster done Deputy