

1967 / SO

4289

KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER and NORMA E.

WAGGONER, husband and wife,

WAGGONER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN BALDWIN and JUDY BALDWIN, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

E $\frac{1}{2}$ NW $\frac{1}{4}$, excepting therefrom the westerly 90 feet, and W $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{2}$ NE $\frac{1}{4}$, all in Sec. 29, T. 39 S., R. 13 E., W. M.

EXCEPTING THEREFROM a piece or parcel of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, said section, township and range, containing 1,600 square feet (being 40 feet along its east-west dimension and 40 feet along its north-south dimension) at the exact center of which is located the irrigation well identified as "Well No. 2" in Application No. G-4810 to Appropriate the Ground Waters of the State of Oregon and from which center of well the northwest corner of said Section 29 bears N 67°47 $\frac{1}{2}$ ' W 2740.2 feet, more or less, distant, together with the right of ingress and egress thereto for both physical access and an electrical power supply

(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 all reservations, restrictions, easements, liens, assessments and rights of way of record and those apparent on the land,

and that

grantor will warrant and forever defend the above granted 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 \$ 69,500.00.

part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 27 day of December, 1992

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

Harry R. Waggoner and Norma E. Waggoner

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

Before me:

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Glenn Baldwin
2914 Gregory Drive
Klamath Falls, Oregon 97603

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of.....Klamath.

I certify that the within instrument was received for record on the 23rd day of Aug., 1989, at 3:01 o'clock P M., and recorded in book M89 on page 15757 or as filing fee number 4289, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

Title

By Paula J. Nichols, Deputy

~~Fee \$8.00.~~