

1-1-74

7320

WARRANTY DEED

JR.



KNOW ALL MEN BY THESE PRESENTS, That E. T. CHARLES and VIRGINIA A. CHARLES, husband and wife,-----

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. BAUMAN and JANICE L. BAUMAN, 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:

All that portion of Government Lots 11 and 14 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of State Highway No. 427 and South of Lake Forest Road

## SUBJECT TO:

1. The rights of the public and in to that portion of the above property lying within the limits of roads and highways
2. Reservations and restrictions, including the terms thereof, dated January 19, 1959 in land Status Report in Volume 308 at page 716, Deed Records 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 none

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 \$ 27,500.00

~~However, the parties hereto have agreed that the above consideration shall be paid in installments as follows: (The sentence between the symbols (X), 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 20th day of April, 1981; 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)

E. T. CHARLES, JR.

VIRGINIA A. CHARLES

STATE OF OREGON,

County of Klamath } ss.  
April 20, 19 81

Personally appeared the above named E. T. CHARLES and VIRGINIA A. CHARLES

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

Before me: [Signature]  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/14/85

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

E. T. and Virginia Charles  
2721 Forest Court  
Redmond, Oregon 97756

GRANTOR'S NAME AND ADDRESS

Richard L. and Janice L. Bauman  
P.O. Box 146  
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Richard L. and Janice L. Bauman  
P.O. Box 146  
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Nov., 1989, at 11:55 o'clock A.M., and recorded in book/reel/volume No. M89 on page 21131 or as document/fee/file/instrument/microfilm No. 7320, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mullender, Deputy

Fee \$8.00

NOV 2 AM 11 55