

7585

WARRANTY DEED

Vol. m89 Page 21576

KNOW ALL MEN BY THESE PRESENTS, That ROGER HAMILTON and KAREN HAMILTON,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN BALDWIN and JUDY BALDWIN, as tenants by the entirety, 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:

NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 13 East of the Willamette Meridian, 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 except, easements or restrictions of record, common to the area or apparent on the face of the land.

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 actual consideration consists of or includes consideration of \$27,500.00, which is part of the consideration (indicate which). The sentence between the symbols is not applicable, since it is a part of the consideration.

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 14 day of April, 1978; 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)

Roger Hamilton
Karen S. Hamilton

STATE OF OREGON, } ss.
County of Klamath
April 14, 1978

Personally appeared the above named

Roger Hamilton and
Karen Hamilton

known to be the voluntary act and deed.

NOTARIAL PUBLIC
OFFICIAL SEAL
My commission expires: 7-23-81

STATE OF OREGON, County of _____) ss.
_____, 19____

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 be-
half 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:

Roger and Karen Hamilton
Rt. 1, Box 76
Bonanza, OR 97623
GRANTOR'S NAME AND ADDRESS

Glenn and Judy Baldwin
Rt. 1,
Bonanza, OR 97623
GRANTEE'S NAME AND ADDRESS

After Recording Clerk
John W. Batten Jr.
Route 1 Box 77
Bonanza, OR 97623
Until
Glenn and Judy Baldwin
Rt. 1,
Bonanza, OR 97623
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
8th day of Nov., 1989,
at 10:37 o'clock A.M., and recorded
in book M89 on page 21576 or as
file/reel number 7587,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. D. M. M. M. Deputy

Fee \$8.00