

OK

23210

WARRANTY DEED

Vol. 1990 Page 23869



KNOW ALL MEN BY THESE PRESENTS, That Jack Melvin Baker and Lynda Marie Baker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jean Marie Williams

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:

The Westerly 65 feet of Lots 45, 46, 47 and 48 of Block 7 St. Frances Park, according to the official plat thereof on file in the office of the County Clerk 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 excepting SEE ATTACHED EXHIBIT "A"

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 \$ 60,000.00. However, 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 ©, 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 9th day of November, 1990; 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.

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.

JACK MELVIN BAKER

LYNDA MARIE BAKER

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

STATE OF OREGON, County of Klamath November 9, 1990 ss.

Personally appeared the above named Jack Melvin Baker and Lynda Marie Baker and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-92

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Jack Melvin Baker & Lynda Marie Baker
7343 South Sixth Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jean Marie Williams

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jean Marie Williams

4680 Cannon Ave.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Jean Marie Williams

4680 Cannon Ave.

Klamath Falls Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

80 11 11 330 05

1. Taxes for 1990-91 are unpaid in the amount of \$1,177.77.
Account No. 3909-2CA-5800. Key No. 519111
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations, building restrictions, rights, conditions and easements as shown on the plat and in the Dedication of St. Francis Park, as follows:
"...saving and excepting the rights is hereby reserved by the dedicators, their heirs, successors and assigns, the privilege to install, operate, maintain, repair, and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under and over the said streets, alleys and boulevards; also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."
5. Reservations and restrictions in deed from Geo. R. Lindley and Katie Lindley, husband and wife, to Earnest L. Hamaker and Hattie E. Hamaker, husband and wife, dated April 9, 1934, recorded May 22, 1935, in Volume 104 page 563, Deed records of Klamath County, Oregon,

STATE OF OREGON,

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

County of.....Klamath.....

} ss.

BE IT REMEMBERED, That on this 30th day of November, 19 90,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Lynda Marie Baker

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Debra B. Bieh
Notary Public for Oregon.
My Commission expires 12-19-92

EXHIBIT A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day
of Dec. A.D., 19 90 at 11:08 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 23869

FEE \$33.00

Evelyn Biehn County Clerk

By *Debra B. Bieh*