

MTC 25224

WARRANTY DEED

Vnlma1 Page 5724

27589

KNOW ALL MEN BY THESE PRESENTS, That

DONALD RAY JIRSA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN R. BAKER and LA DONNE V. BAKER, 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, the 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 N1/2 S1/2 NE1/4 NW1/4 of Section 24, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those apparent upon the land, if any, as the date of this deed.

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 \$ 14,000.00

~~HOWEVER, THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$14,000.00. IF ANY ENCUMBRANCE SHOULD BE DETECTED, THE GRANTOR SHALL BE RESPONSIBLE FOR THE SAME.~~

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 29th day of March, 19 91, 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.

Donald Ray Jirsa  
DONALD RAY JIRSA

STATE OF OREGON, )  
County of Klamath ) ss.  
March 29, 19 91

Personally appeared the above named  
DONALD RAY JIRSA

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

DONALD RAY JIRSA

3904 AUSTIN

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

BRIAN R. BAKER and LA DONNE V. BAKER

15 DALI CT.

FAIRFIELD, CA 94533

GRANTEE'S NAME AND ADDRESS

After recording return to:

BRIAN R. BAKER and LA DONNE V. BAKER

15 DALI CT.

FAIRFIELD, CA 94533

NAME, ADDRESS, ZIP

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

BRIAN R. BAKER and LA DONNE V. BAKER

15 DALI CT.

FAIRFIELD, CA 94533

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of April, 19 91, at 11:01 o'clock A M., and recorded in book M91 on page 5724 or as file/reel number 27589.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debrae Mueller Deputy

Fee \$28.00