

1-1-74

44169

WARRANTY DEED

Vol. 92 Page 9155

KNOW ALL MEN BY THESE PRESENTS, That Gerald A. Baker and Dolores M. Baker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....

Realvest Inc.

....., 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:

Lot 50, Block 14, Klamath Falls Forest Estates Highway 66 Unit 1

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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

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 \$ 2000.00

~~OUTSTANDING ENCUMBRANCES~~..... which is the whole consideration (indicate by symbol ©) (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 15th day of February, 1986; 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)

Gerald A. Baker
Gerald A. Baker

Dolores M. Baker
Dolores M. Baker

STATE OF OREGON,

County of MunichMarch 4, 1985

Personally appeared the above named

Gerald A. Baker
Dolores M. Baker

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-26-89

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

Personally appeared....., 19.....

..... and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Gerald/Dolores Baker

597 Dearborn North

Salem, Or. 97303

GRANTOR'S NAME AND ADDRESS

Realvest Inc.

~~..... Road~~

Santa Monica, Cal. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Co.

P.O. Box 151, Klamath Falls, Or. 97601

220 WILSHIRE BL. #345

NAME, ADDRESS, ZIP SM CAL 90403

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of April, 1992 at 9:19 o'clock A.M., and recorded in book/reel/volume No. M92 on page 9155 or as document/fee/file/instrument/microfilm No. 44169, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

B. Pauline M. Muth, Deputy
NAME TITLE

Fee: \$30.00