

## MOUNTAIN TITLE COMPANY

48607

MTC 27307

WARRANTY DEED

Vol. M92 Page 17551

KNOW ALL MEN BY THESE PRESENTS, That MYRON A. HANNAGAN and ELAINE HANNAGAN, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD A. BAKER and FABIAN N. 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:

Parcel 2 of Major Land Partition 23-89 being a portion of the NE1/4 of Section 20 and the NW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

"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 of record and apparent to 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 \$ 89,900.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 6th day of August, 19 92; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
August 6, 19 92 .

Personally appeared the above named \_\_\_\_\_  
Myron A. Hannagan and Elaine  
Hannagan

Myron A. Hannagan  
MYRON A. HANNAGAN  
Elaine Hannagan  
ELAINE HANNAGAN

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

Before me:

Shirley A. Hagg  
Notary Public for Oregon

My commission expires: 4/24/93

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)

Myron A. and Elaine Hannagan  
540 Klamath First Federal S&L  
540 Main St. Klamath Falls, 97601  
GRANTOR'S NAME AND ADDRESS

Ronald A. and Fabian N. Baker  
39755 Bunn Rd.  
Bonanza, OR 97623  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal S&L  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Klamath First Federal S&L  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was received for record on the 6 day of Aug, 19 92, at 3:01 o'clock P M., and recorded in book M92 on page 17551 or as file/reel number 48607.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

Recording Officer  
Deputy

30.00

MOUNTAIN TITLE COMPANY