

1-1-7
53660

WARRANTY DEED / Tenants in Common

KNOW ALL MEN BY THESE PRESENTS, That Ronald S. and Wendy M. Craig and Dee C. and Joan R. Golden, dba Klamath Insurance Center, Inc. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack Baker and Byron Bortis, as tenants in common, 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:

Lots 8 and 9, Block 1, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

ALSO a portion of Government Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32, and 33 in Township 38 South, Range 9 East of the Willamette Meridian, said point being the most Easterly corner of Lot 1, of Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; then North 38° 56' East 90.52 feet; thence North 51° 04' West 100 feet to the Southeasterly line of Oak Street in said City; thence South 38° 56' West 90.52 feet along the said Southeasterly line of Oak Street

(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 zoning ordinances, building and use restrictions, easements, and/or rights of way of record and those apparent upon the land and common to real estate in the area 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 \$ 17,295.59

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 1st day of June, 1981; 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)

Joan R. Golden

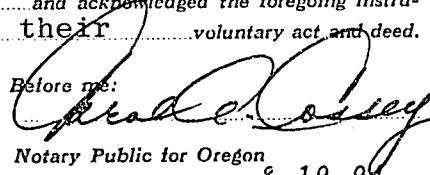
STATE OF OREGON,

County of Klamath

June, 1981

Personally appeared the above named Ronald S. Craig, Wendy M. Craig, Dee C. Golden, and Joan R. Golden

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-19-94

Ronald S. Craig

Wendy M. Craig

Dee C. Golden

STATE OF OREGON, County of) ss.

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 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:

Ronald S. & Wendy M. Craig, Dee C. & Joan R. Golden, 1232 Hilton Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jack Baker and Byron Bortis
4680 Cannon Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack Baker and Byron Bortis
4680 Cannon Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Jack Baker and Byron Bortis
4680 Cannon Street
Klamath Falls, OR 97601

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 document/fee/file/instrument/microfilm 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

26503

26504

26503

26504

(Legal Description continued)

to the most Northerly corner of said Lot 1, of Block 95 in Klamath Addition; thence South 51° 04' East 100 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day of Nov. A.D., 19 92 at 3:28 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 26503.

FEE \$35.00

Evelyn Biehn -County Clerk

By Pauline Mulholland