

1967 JS 67258

Vol. M93 Page 22125

KNOW ALL MEN BY THESE PRESENTS, That Bruce Baird Jr. and Emay Buchanan Baird, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard W. Claassen and Carolyn R. Claassen, husband and wife; as to an undivided 1/2 interest; and James B. Mattly and Gloria D. Mattly, husband & wife; as to an undivided 1/2 interest, 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:

An undivided 1/3 interest in and to; The SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, Township 36 Range 14 East of the Willamette Meridian. Also described as: Government Lot 4, Section 30, Township 36 South, Range 14 East of the Willamette Meridian.

INFORMATION NOTE: It is the intention of this deed to transfer all of 1/3 interest of the Grantor in and to said property to the grantors herein thereby vesting said property in Richard W. Claassen and Carolyn R. Claassen, Husband and Wife as to an undivided  $\frac{1}{2}$  interest and James B. Mattly and Gloria D. Mattly, Husband and Wife to an undivided  $\frac{1}{2}$  interest.

(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

Subject to: Covenants, Conditions and Restrictions of record and as set forth in the deed to the Grantors herein recorded July 20, 1973 in Volume M73 page 9339, Microfilm records of Klamath County.

and that grantor will warrant and forever defend the above granted 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 \$..... However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>⓪</sup>

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 10th day of October, 1978

Timarie Ziegler  
TIMARIE ZIEGLER

Bruce Baird Jr.  
Bruce Baird Jr.

Diane Sawyer  
DIANE SAWYER

Emay Buchanan Baird  
Emay Buchanan Baird

LOUISIANA Parish of Orleans  
STATE OF OREGON, County of Orleans

October 10, 1978  
Bruce Baird, Jr. and Emay Buchanan Baird

Personally appeared the above named

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

Before me:

Notary Public for Oregon Louisiana  
My commission expires at death

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

James B. Matley  
P.O. Box 196  
Baker, Texas 77413

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of Aug., 1993, at 2:16 o'clock P.M., and recorded in book M93 on page 22125, or as file number 67258, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn  
County Clerk Title

By [Signature] Deputy

Fee \$30.00