

MTC 24116 20

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM E. BAKER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE W. BAKER, hereinafter called the grantee, does hereby grant, bargain, sell and convey into 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:

Lot 24, Block 1 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

See Exhibit "A" attached

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 those apparent upon the land, if any, as the date of this deed 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 \$ 55,000.00. Allowance for the amount of consideration shall be of or include other property or value given or promised which is the whole part of the consideration (indicate "X" if the symbol between the symbols "X" NOT APPLICABLE TO THIS INSTRUMENT).

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 14 day of October, 1994; 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.

William E. Baker
WILLIAM E. BAKER

STATE OF OREGON, County of Klamath ss. October 14, 1994

Personally appeared the above named WILLIAM E. BAKER

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

Before me: Jessica Whitlatch Notary Public for Oregon My commission expires: 11/7/97

STATE OF OREGON, County of ss. The foregoing instrument was acknowledged before me this 19 by president, and by secretary of corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL)

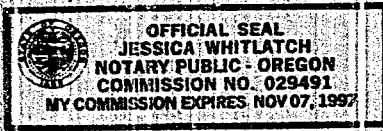


Table with 2 columns: Name, Address, City, State, Zip. Rows include WILLIAM E. BAKER (3316 PINE GROVE ROAD, KLAMATH FALLS, OR 97603) and DALE W. BAKER (4834 LARRY PLACE, KLAMATH FALLS, OR 97603).

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 on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

EXHIBIT "A" ATTACHED

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, dated May 2, 1994 and recorded May 6, 1994 in Volume M94 page 14334 in the Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association as Beneficiary and William E. Baker as Grantor, which the Grantee does not agree to assume or pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of Oct. 1994 at 2:15 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 32543

Evelyn Biehn - County Clerk
By *Pauline Millendick*

FEE \$35.00