

KNOW ALL MEN BY THESE PRESENTS, That
Baker, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ralph L. McKune and Judith Nell McKune, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 7 in Block 7, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO one-half of vacated walkway adjacent thereto. Subject, however to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. Reservations and restrictions contained in deed dated April 23, 1951, recorded April 31, 1951 in Volume 247, page 12, Deed Records of Klamath County, Oregon to wit:

"Rights of way for irrigation and drainage ditches are hereby reserved and not more than two hogs shall be kept on said premises at any one time."
Building setback line 20 feet from street as shown on dedicated plat.
Utility easement along rear 8 feet of Lot as shown on dedicated plat.
(for continuation of this deed see reverse side of this document)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of 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 \$ 47,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 18 day of October, 1976, 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.

Washington
STATE OF OREGON } ss.
County of Spokekan }
October 18th, 1976

Personally appeared the above named Boyd Franklin Baker and Virginia D. Baker, husband and wife

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

Before me, Notary Public for Oregon, Washington
My commission expires 10-31-80

STATE OF OREGON, } ss.
County of Washington }
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:

STATE OF OREGON, } ss.
County of _____ }
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.

By _____ Recording Officer
Deputy

After recording return to:
First National Bank of Oregon
P.O. Box 1936
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First National Bank of Oregon
P.O. Box 1936
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

17208

5. Reservations contained in plat dedication, to-wit:

"(1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline of all lots as shown on the annexed plat, (2) An 8 foot public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owners, should said construction or maintenance damage them, (3) Additional restrictions as provided in recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 29th day of October A. D. 1976 at 1:30 o'clock PM and

duly recorded in Vol. M 76 of DEEDS on Page 17207

FEE \$ 6.00

By *Hazel Drayton* Wm D. MILNE, County Clerk