

20942

-WARRANTY DEED-

RALPH L. MCKUNE and JUDITH N. MCKUNE, husband and wife,  
Grantors, convey and warrant to BOYD F. BAKER and VIRGINIA D. BAKER,  
husband and wife, Grantees, the following described real property  
situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth above.

A tract of land situated in the E $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 2, Town-  
ship 39 South, Range 9 East of the Willamette Meridian,  
described as follows: Beginning at an iron pin on the  
West boundary of Madison Street, said point being South  
89°12' West 30 feet and South 0°28' East 915 feet from  
an iron pin marking the Northeast corner of said Section  
2; thence South 0°28' East along the West boundary of  
Madison Street 80 feet; thence South 88°56' West 120 feet;  
thence North 0°28' West 80 feet; thence East to the point  
of beginning.

and covenant that grantor is the owner of the above-described pro-  
perty free of all encumbrances, except reservations, restrictions,  
easements and rights of way of record and those apparent upon the  
land; rules, regulations, liens and assessments of water users and  
sanitation districts; 1976-77 taxes are now a lien but not yet pay-  
able and will warrant and defend the same against all persons who  
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty  
Eight Thousand and No/100ths (\$28,000.00) DOLLARS.

Until a change is requested, all tax statements shall be  
mailed to the following address: 2943 So. 6th St.

DATED this 29th day of October, 1976.

Ralph L. McKune

Judith N. McKune

STATE OF OREGON )  
 ) ss.  
County of Klamath )

October 29, 1976.

Personally appeared the above-named RALPH L. MCKUNE and JUDITH  
N. MCKUNE, husband and wife, and acknowledged the foregoing instru-  
ment to be their voluntary act. Before me:

Donald V. Bevan  
Notary Public for Oregon

My Commission expires: 11-12-78

Rev. Klam. Co. Title

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.  
this 29th day of OCTOBER, A. D. 1976 at 1:53 o'clock PM and

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

duly recorded in Vol. M 76, of DEEDS on Page 17213

FEE \$ 3.00

Wm D. Milne, County Clerk

Joseph J. Maguire

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