

36595

-WARRANTY DEED-

BAUMGARDNER EXCAVATING, INC., an Oregon corporation,
Grantor, warrants and conveys to BARBARA J. BAUMGARDNER, Grantee,
the following described real property situate in Klamath County,
Oregon, free of all encumbrances, except as specifically set
forth herein:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township
39 South, Range 10 East of the Willamette Meridian,
more particularly described as follows: Beginning at
a point marked by a two inch iron pipe which is 939
feet South of a 1 $\frac{1}{2}$ inch iron pipe which is 30 feet
East of the corner common to Sections 1 and 12, Town-
ship 39 South, Range 9 East of the Willamette Meridian;
thence North 480 feet to the true point of beginning;
thence continuing North 120 feet; thence East 240 feet;
thence South 120 feet; thence West 240 feet to the point
of beginning.

and covenant that grantor is the owner of the above described
property free of all encumbrances, except reservations, re-
strictions, easements and rights of way of record and those
apparent upon the land; rules, regulations, liens and assess-
ments of water users and sanitation districts; 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
Two Thousand Four Hundred and No/100ths (\$2,400.00) DOLLARS.

Until a change is requested, all tax statements shall be
mailed to: Barbara J. Baumgardner, 7341 S. 6th St., Klamath Falls,
Oregon

DATED this 30th day of Sept., 1977.

BAUMGARDNER EXCAVATING, INC., an
Oregon corporation

By: R.M. Baumgardner

By: Barbara J. Baumgardner

STATE OF OREGON)
County of Klamath) ss. 9-30-77, 1977.

Personally appeared R. M. BAUMGARDNER, who, being sworn
stated that he is President, and BARBARA J. BAUMGARDNER, who
being sworn, stated that she is Secretary of Baumgardner
Excavating, Inc., and that said instrument was signed in behalf
of said corporation by authority of its Board of Directors; and
they acknowledged said instrument to be its voluntary act and
deed. Before me:

Virginia Barker
Notary Public for Oregon
My Commission expires: 3-25-78

Return & Taxes To
Barbara Baumgardner
7341 So Sixth St. K. Falls

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of
SEPTEMBER A.D., 1977 at 12:10 o'clock P M., and duly recorded in Vol. M77
of DEEDS on Page 18591.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By: Hazel Drazel Deputy