

60706

T/A #M-38-17155-7
WARRANTY DEED (INDIVIDUAL)Vol. 79 Page 585

WILLIAM L. DUNKIN and VIRGINIA M. DUNKIN, husband and wife
 hereinafter called grantor, convey(s) to
 CLAUDE W. DUKE and NORMA JEAN DUKE, husband and wife
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on Attached Exhibit "A"

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 \$ 25,000.00 *

Dated this 18th day of December, 1978.

William L. Dunkin
x Virginia M. Dunkin

STATE OF OREGON, County of Klamath) ss.

December 26 1978 personally appeared the above named
William L. Dunkin & Virginia M. Dunkin and acknowledged the foregoing
 instrument to be their voluntary act and deed, by subscription.

Before me:

Charles F. Addington
 Notary Public for Oregon
 My commission expires: 3-22-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Send
Tax Statements To:
Mr. & Mrs. Claude W. Duke
2989 Pioneer Hill Road
Placerville, Calif. 95667

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title _____
Deputy _____

EXHIBIT "A"

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is North 30° 30' East 150 feet from the intersection of the Westerly line of LaLakes Avenue with the Northerly line of Schonchin Street in WEST CHILOQUIN; thence North 59° 30' West 116.3 feet; thence North 30° 30' East to a point which is North 59° 30' West 116.3 feet and North 30° 30' East 209.2 feet from the intersection of the Westerly line of LaLakes Avenue with the Northerly line of Schonchin Street in West Chiloquin, Oregon; thence North 42° 39' West 139.4 feet, more or less, to the State Highway; thence in a Northeasterly direction along the Southerly margin of the State Highway to its intersection with the Westerly line of LaLakes Avenue; thence Southwesterly along the Westerly line of LaLakes Avenue 250 feet, more or less, to the point of beginning.

ALSO KNOWN AS TRACTS, 48, 49, 50, 89 and 90 in Lot 6 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, TRACTS 51 and 52 in Lot 6 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

- 1) An easement created by instrument, including the terms and provisions thereof, dated March, 1923, recorded March 27, 1923 in Book 61 on page 15.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 8th day of January A. D. 1979 at 3:38 clock PM., at

Book recorded in Vol. M79, of Deeds on Page 585

Wm D. MILNE, County Clerk

Bernetha Chitoch

Fee \$6.00