

63221

MTC 45280-MS

WARRANTY DEED

Vol. m98 Page 26926

DOUGLAS J. BAKER and GRETCHEN F. BAKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GEORGE W. MC LEAN and BEVERLY J. MC LEAN, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 7, BLOCK 2, TRACT NO. 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF
NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

98 JUL 23 AM 11:22

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1580 RIDGECREST KLAMATH FALLS OR 97601

Dated this 21 day of July, 1998.

Douglas J. Baker
DOUGLAS J. BAKER

Gretchen F. Baker
GRETCHEN F. BAKER

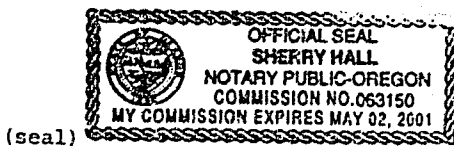
STATE OF Oregon

COUNTY OF Yamhill

SS. July 21 19 98

Personally appeared the above named DOUGLAS J. BAKER AND GRETCHEN F.
BAKER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Sherry Hall
Notary Public for Oregon
My commission expires May 2, 2001

ESCROW NO. MT45280-MS

Return to:

GEORGE W. MC LEAN
426 Onyx Place
Klamath Falls OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 23rd day of July A.D., 1998
at 11:22 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 26926

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.