

65440

MTC 45424-KC
WARRANTY DEEDVol. M98 Page 31922

K.C. BAUM and JUDY T. BAUM, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN S. DEPUY and MARY L. DEPUY, 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:

THAT PORTION OF THE NW 1/4 NW1/4 LYING SOUTHWESTERLY OF HILL ROAD ALL
BEING IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON.

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 \$ 128,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 70 PINE STREET, KLAMATH FALLS, OR 97601

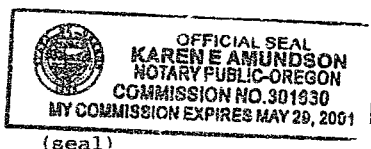
Dated this 31 day of August, 1998

K.C. Baum
K.C. BAUM

Judy T. Baum
JUDY T. BAUM

STATE OF Oregon SS. August 31 19 98
COUNTY OF Klamath
Personally appeared the above named KC Baum & Judy T
Baum

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT45424-KC

Return to:

JOHN S. DEPUY
70 PINE STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of

Amerititle
on this 31st day of August A.D. 1998
at 11:47 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 31922
Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy