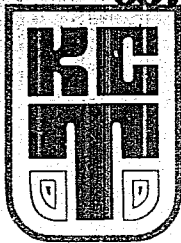


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KLAMATH COUNTY TITLE COMPANY

Vol. m89 Page 19421

# STATUTORY WARRANTY DEED (Individual or Corporation)

Jean M. Ridenour

conveys and warrants to James R. Baker and Barbara Baker,  
husband and wife, Grantee,  
the following described real property in the County of Klamath and State of Oregon.

All of Lot 46, Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, the Southerly one-half of Lot 45, Loma Linda Heights, more particularly described as follows: Beginning at the most Southerly corner of Lot 45 of said Loma Linda Heights; thence Northeasterly along the line between Lots 45 and 46 of said Loma Linda Heights, a distance of 119.6 feet; thence North 28°13' West along the line between Lots 38 and 45, of said Loma Linda Heights, a distance of 40.3 feet; thence Southwesterly parallel to the line between said Lots 45 and 46 of said Loma Linda Heights, to the Easterly line of Loma Linda Drive; thence Southeasterly along the Easterly line of Loma Linda Drive, a distance of 40 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$118,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

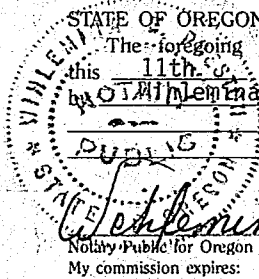
DATED this 11th day of October 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Jean M. Ridenour  
Jean M. Ridenour

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Douglas ss.  
The foregoing instrument was acknowledged before me  
this 11th day of October 19 89  
by Linda E. Preston

STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.



After recording return to:

Klamath 1st Federal  
540 Main St.  
KFP 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same as above

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title co.

on this 12th day of Oct. A.D., 19 89  
at 2:46 o'clock PM. and duly recorded  
in Vol. M89 of Deeds Page 19421

Evelyn Biehn County Clerk

By Pauline Mullens Deputy.

Fee, \$8.00

89 OCT 12 PM 2 46