

76940

03-02-94A10:58 RCVD

Vol. 1294 Page 6549WARRANTY DEED
Aspen # 05041270

AFTER RECORDING RETURN TO:

FLOYD DAVIS
P.O. BOX 5021
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJACK M. BAKER AND LINDA M. BAKER, hereinafter called GRANTOR(S),
convey(s) to FLOYD DAVIS hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN AS THOUGH FULLY SET FORTH HEREIN....."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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,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
\$45,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 1 day of MARCH, 1994.Jack M. Baker
JACK M. BAKERLinda M. Baker
LINDA M. BAKER

STATE OF OREGON, County of KLAMATH)ss.

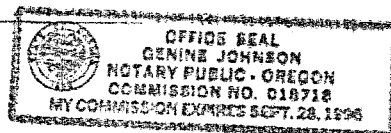
March 1, 1994Personally appeared the above named JACK M. BAKER AND LINDA M.
BAKER and acknowledged the foregoing instrument to be THEIR
voluntary act and deed.Before me: Dan Johnson
Notary Public for OREGON
My Commission Expires: 9/28/94

EXHIBIT "A"

6550

Lots 15 and 22, HIGHLAND PARK, in the County of Klamath, State of Oregon.

ALSO a portion of Lot 21, HIGHLAND PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence North 89 degrees 56' East, along the North line of said Lot 21, a distance of 62.60 feet; thence South 02 degrees 45' 16" East, a distance of 62.84 feet to a point on the Southerly line of said Lot 21; thence North 60 degrees 34' West, along the Southerly line of said Lot 21, a distance of 10.46 feet to the Southwest corner of said Lot 21; thence North 46 degrees 08' West, along the Westerly line of said Lot 21, a distance of 80.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described premises conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded October 14, 1971 in Book M-71 at Page 10814, Microfilm Records of Klamath County, Oregon.

CODE 43 MAP 3909-12AA TL 2500
CODE 43 MAP 3909-12AA TL 2400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of March A.D., 19 94 at 10:58 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 6549

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Williams