



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01040906

AFTER RECORDING RETURN TO:

Mr. and Mrs. Rollie H. Knaggs

8622 Rocking Horse Lane  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJACK BAKER and LYNDA BAKER, husband and wife, hereinafter called  
GRANTOR(S), convey(s) to ROLLIE H. KNAGGS and FRAN A. KNAGGS,  
husband and wife, 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 BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . .

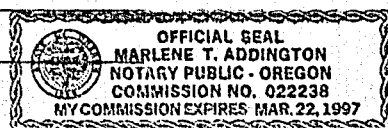
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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  
\$125,000.00.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 15th day of March, 1994.

Jack Baker  
JACK BAKER

Lynda Baker  
LYNDA BAKER

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 17th  
day of March, 1994, by JACK BAKER and LYNDA BAKER.Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-97

## PARCEL 1:

All those portions of SE 1/4 NW 1/4 and N 1/2 SW 1/4 in Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeasterly of the U.S.R.S. "C" Canal and Southwesterly of the U.S.R.S. "C-G" Cutoff Channel.

## PARCEL 2:

All of SE 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of the U.S.R.S. "C-G" Cutoff Channel and North of the Northerly right of way boundary of the Lost River Diversion Canal as presently enlarged.

## PARCEL 3:

All of S 1/2 SW 1/4 lying Easterly of the Great Northern Railroad right of way and North of the Northerly right of way boundary of the Lost River Diversion Canal as presently enlarged, in Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 170 MAP 3910-3000 TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 17th day  
of March A.D. 19 94 at 2:50 o'clock P.M., and duly recorded in Vol. M94,  
of Deeds on Page 8201.

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas Mulkenore