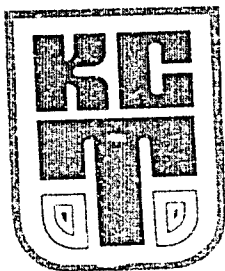


79547

04-22-94A10:58 RCVD

Vol. 94 Page 12049



KLAMATH COUNTY TITLE COMPANY

K-46456

STATUTORY WARRANTY DEED
(Individual or Corporation)

WILLIS B. KANE

, Grantor,

conveys and warrants to DAN BAKER AND TEENA L. BAKER, HUSBAND AND WIFE

, Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

Lot 24 in Block 2 of Tract 1002 LaWanda Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 130,000.00 (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 20th day of April 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

WILLIS B. KANE

STATE OF OREGON, County of KLAMATH)ss.

The foregoing instrument was acknowledged before me
this 20th day of April 19 94
by WILLIS B. KANE

Notary Public for Oregon
My commission expires: 12-19-96

After recording return to:

Mr. & Mrs. Dan Baker
5310 Sierra Court
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

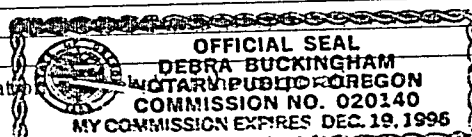
Mr. & Mrs. Dan Baker
5310 Sierra Court
Klamath Falls, Oregon 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____

by _____
by _____
of _____
a corporation



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 22nd day of April A.D., 19 94
at 10:58 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 12049
Evelyn Biehn County Clerk
By Debra Buckingham Deputy.

Fee, \$30.00