

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. K-47352
ESCROW NO. 27-22418
TAX ACCT. NO. 2409-01780-011
MAP #

GRANTEE'S NAME AND ADDRESS:

JEFFREY A. BAKER
P.O. BOX 791
GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

AUDREY Y. YOUNG Grantor,

conveys and warrants to:

JEFFREY A. BAKER and CYNTHIA G. BAKER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 consideration for this conveyance is \$56,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 29 day of NOVEMBER, 1994.

GRANTOR(S):

Audrey Y. Young
AUDREY Y. YOUNG

STATE OF OREGON, County of DES MOINES) ss.

This instrument was acknowledged before me on NOV. 29, 1994,
by AUDREY Y. YOUNG

Margaret L. Stirnemann
Notary Public for Oregon

My commission expires: 10/28/95



EXHIBIT "A"

LOT 4, BLOCK 4, ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
2. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of the Little Deschutes River.
3. Reservations and restrictions on the plat and in the dedication of Roberts River Acres.
4. Agreement and Declaration of Covenants and Conditions, including the terms and provisions thereof, dated October 12, 1966, recorded November 2, 1966 in Volume M66 Page 11487, also dated March 27, 1972, recorded May 22, 1972 in Volume M72 Page 5442, Microfilm records of Klamath County, Oregon.
5. Right of Way Easement, including the terms and provisions thereof, in favor of Midstate Electric Cooperative, Inc., dated March 13, 1986, recorded April 10, 1987 in Volume M87 Page 5999, Deed records of Klamath County, Oregon, for electric transmission line.
6. Right of Way Easement, including the terms and provisions thereof, in favor of Midstate Electric Cooperative, Inc., dated March 13, 1986, recorded December 24, 1987 in Volume M87 Page 22945, Deed records of Klamath County, Oregon, for electric transmission line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 30th day
of Nov A.D., 19 94 at 3:46 o'clock P.M. and duly recorded in Vol. M94
of Deeds on Page 36569.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mulendore