

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Eleanora Jackalin Stianson and Mark Stianson and Vicki Stianson and Nicole Stianson, each as to an undivided 1/4 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James A. Baker and Elaine Baker, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 in Block 12 of Stewart, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of February, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
February 9, 19 95.

Personally appeared the above named Eleanora Jackalin Stianson and Vicki Vaughn and Nicole Stianson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 12/20/98



Eleanora Jackalin Stianson
Eleanora Jackalin Stianson

Mark Stianson
Mark Stianson

By Jackie Stianson
Jackie Stianson, his attorney in fact
Vicki Vaughn - Vicki Stianson
Vicki Stianson

Nicole Stianson
Nicole Stianson

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Eleanora Jackalin Stianson, et al
2025 Darrow

Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

James A. Baker and Elaine Baker

4647 Winter Avenue
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

James A. Baker and Elaine Baker
4647 Winter Avenue

Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

James A. Baker and Elaine Baker
4647 Winter Avenue

Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

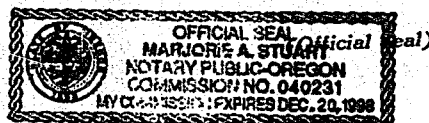
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 9th day of February, 19 95 personally appeared
Jackie Stianson
who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Mark Stianson and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.



Before me:

Marjorie A. Stuart
(Signature)

Notary Public for the State of Oregon

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of Feb A.D. 19 95 at 11:17 o'clock AM. and duly recorded in Vol. M95
of Deeds on Page 3265
Bernetha G. Letsch - County Clerk

By Donna Miller

FEE\$35.00