



72385

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98 DEC 31 P1:19

STATUTORY WARRANTY DEED

MARGARET E. BAKER

Grantor,

conveys and warrants to NORTH WEST CONSTRUCTION

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
THE WEST ONE-HALF OF LOTS 1 AND 2, BLOCK 33, WEST KLAMATH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 \$ 21,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 09 day of December 19 98

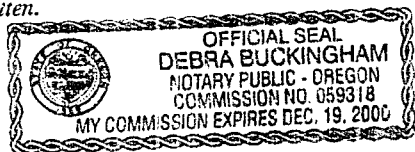
Margaret E. Baker by Sandra E. Morehead (POA)
MARGARET E. BAKER, BY SANDRA E. MOREHEAD,
HER ATTORNEY IN FACT

STATE OF OREGON } ss.
County of KLAMATH

BE IT REMEMBERED, That on this 30th day of December 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
SANDRA E. MOREHEAD AS ATTORNEY IN FACT FOR MARGRET E. BAKER

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Debora Buckingham Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-53431
Escrow No. K53431D

After recording return to:
NORTH WEST CONSTRUCTION
2014 HOPE STREET
KLAMATH FALLS, OR 97603

Name, Address, Zip

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

NORTH WEST CONSTRUCTION
2014 HOPE STREET
KLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

First American Title

on this 31st day of December A.D., 1998
at 1:19 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 48049

Bernetha G. Letsch, County Clerk

By Debora Buckingham
Fec, \$30.00 Deputy.