

75127
99 FEB 24 P3:22

MTC 47378-MS
WARRANTY DEED Vol. m99 Page 6421

RONALD W. BAKER and LILLIE M. BAKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY S. SWEETMAN,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

THE NORTHERLY 54.2 FEET OF LOT 14 OF FAIRACRES NO. 1, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1107 WIARD STREET, KLAMATH FALLS, OR 97601

Dated this 24th day of Feb, 1999

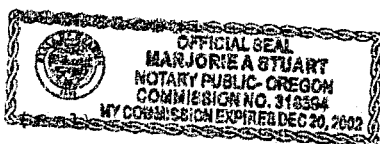
Ronald W Baker
RONALD W. BAKER

Lillie M Baker
LILLIE M. BAKER

STATE OF Oregon
COUNTY OF Klamath SS. February 24 19 99

Personally appeared the above named Ronald W. Baker and Lillie M.
Baker

and acknowledged the foregoing instrument to be their voluntary act.



Before me: Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT47378-MS

Return to:
JEFFREY S. SWEETMAN
1107 WIARD STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 24th day
of February A.D., 1999 at 3:22 o'clock P. M., and duly recorded in Vol. m99
of Deeds on Page 6421

FEE \$30.00

Linds Smith, County Clerk

by Kathleen Rora