

After recording return to: 99 FEB 26 P3:12
PHILLIP M. HENDRY
P.O. BOX 32
CRESCENT, OR 97733

TITLE ORDER NO: K-53491
KEY ESCROW NO: 41-2155

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JEFFREY A. BAKER and CYNTHIA G. BAKER, as tenants by the entirety Grantor,
conveys and warrants to:

PHILLIP M. HENDRY, an individual, 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

Tax Account No: R151953

Map No: 2409-017B0-01100

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 \$75,000.00. 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.

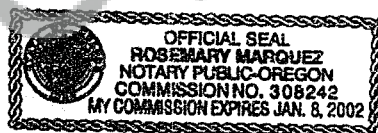
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 22nd day of February, 1999.

GRANTOR(S):

Jeffrey A. Baker
JEFFREY A. BAKER

Cynthia G. Baker
CYNTHIA G. BAKER



STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 22, 1999,
by JEFFREY A. BAKER and CYNTHIA G. BAKER

Rosemary Marquez
Notary Public for Oregon

My commission expires: Jan 8, 2002

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 the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
2. Any adverse claim based upon the assertion that some portion of said land has 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.
3. Restrictions shown on the recorded plat and contained in the dedication of Roberts' River Acres.
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
 Recorded : November 2, 1966 in Volume M66, page 11487, Deed records of Klamath County, Oregon
 and recorded : May 22, 1972 in Volume M72, page 5442, Deed records of Klamath County, Oregon
5. An easement created by instrument, including the terms and provisions thereof;
 Recorded : April 10, 1987 in Volume M87, page 5999, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc.
 For : electric transmission line
6. An easement created by instrument, including the terms and provisions thereof;
 Recorded : December 24, 1987 in Volume M87, page 22945, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc.
 For : electric transmission line
7. An easement created by instrument, including the terms and provisions thereof;
 Recorded : March 19, 1996 in Volume M96, page 7332, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : electric transmission line
 Affects : Lot 4

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 26th day
 of February A.D., 1999 at 3:12 o'clock P. M., and duly recorded in Vol. M99
 of Deeds on Page 6923

Linda Smith, County Clerk

FEE

\$35.00

by

Kathleen Ross