

1999 JUN 15 PM 3:43

MTC 48279-MS
WARRANTY DEED

Vol. M99 Page 23567

STEPHEN L. VICK,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

EDWIN C. BAKER and CASSIE E. HARLESS, with the rights of survivorship.

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:

LOT 2 IN BLOCK 6 OF FIRST ADDITION TO FERNDALE, 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 \$ 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4861 LOMBARD DR., KLAMATH FALLS, OR 97603

Dated this 11th day of June, 1999.

Stephen L. Vick
STEPHEN L. VICK

STATE OF Oregon
COUNTY OF Klamath SS. June 11 19 99
Personally appeared the above named Stephen L. Vick

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT48279-MS

Return to:

EDWIN C. BAKER
4861 LOMBARD DR.
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 6/15/99, at 3:43 p m.
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Linda Smith,
County Clerk Fee \$ 30 - RR