



1999 AUG 30 PM 3:01

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Jeff Baker

23166 So. Merrill Road

Merrill, OR 97633

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

Jeff Baker

23166 So. Merrill Road

Merrill, OR 97633

Escrow No. K54372B

Title No. K54372B

STATUTORY WARRANTY DEED

Ted C. Stringer, an estate in fee simple, Grantor, conveys and warrants to Jeffrey A. Baker and Cynthia G. Baker, Husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 \$111,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of August, 1999.

Ted C. Stringer
Ted C. Stringer

STATE OF Oregon
County of Madhu

} ss.

*35' This instrument was acknowledged before me on this 27th day of August, 1999
by Ted C. Stringer

Debra Buckingham
Notary Public for Oregon

My commission expires: 12-19-2000



EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Beginning at a point in the center of the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 41 South, Range 10 E.W.M., extending thence North 8 rods; thence West 50 rods; thence South 8 rods; thence East 50 rods back to the point of beginning.

SAVING AND EXCEPTING any portion lying within the roadway.

EXCEPT any portions lying within deed recorded February 7, 1941, in Volume 135, page 287, Deed records of Klamath County, Oregon, between Fred Stukel and Leonard Bowman being the tract adjacent on the North.

AND ALSO EXCEPT any portion lying within deed recorded January 3, 1973 in Volume M73, page 103, Deed records of Klamath County, Oregon, between Warren Conner and Dale Coombe, being the tract adjacent on the South.

State of Oregon, County of Klamath
Recorded 8/30/99, at 3:01 m.
In Vol. M99 Page 34909
Linda Smith,
County Clerk Fee \$ 35.00