

1999 OCT 15 PM 3:54

MTC 49430-LW
WARRANTY DEED

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ROY L. HERRING AND JOSEPHINE M. HERRING, TRUSTEES OF THE HERRING LIVING TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES R. BAKER and BARBARA E. BAKER, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 4110-00300-01300 4110-00300-01400

MAP/TAX LOT: 100964 100991

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 222,000.00.

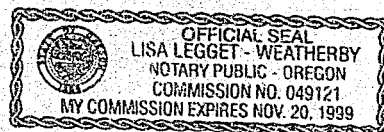
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12320 ANDERSON ROAD, KLAMATH FALLS, OR 97603

Dated this 15 day of October, 1999.

TRUSTEES OF THE HERRING LIVING TRUST
BY: Roy L. Herring
ROY L. HERRING, TRUSTEE

BY: Josephine M. Herring
JOSEPHINE M. HERRING, TRUSTEE

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on October 15, 1999 by ROY L. HERRING AND JOSEPHINE M. HERRING, TRUSTEES OF THE HERRING LIVING TRUST.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT49430-LW

Return to:

JAMES R. BAKER
12320 ANDERSON ROAD
KLAMATH FALLS, OR 97603

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