

1999 NOV 17 PM 3:09



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State of Oregon, County of Klamath  
Recorded 11/17/99, at 3:09 p.m.  
In Vol. M99 Page 45663  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050553

AFTER RECORDING RETURN TO:

W.D. Baker

1037 Thomas St.  
Klamath Falls, Or. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

CLEE E. CRAWFORD and SHIRLEY R. CRAWFORD, hereinafter called  
GRANTOR(S), convey(s) and warrants to W. D. BAKER, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:

Parcel 3 of Land Partition 68-96 being a portion of Lot 60 of  
FAIR ACRES SUBDIVISION NO. 1, situated in the W 1/2 SE 1/4 of  
Section 35, Township 38 South, Range 9 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon.

Code 41, Map 3809-35DC, Tax Lot 102

WB  
"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$24,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of November, 1900.

Clee E. Crawford  
CLEE E. CRAWFORD

Shirley R. Crawford  
SHIRLEY R. CRAWFORD

STATE OF OREGON, County of Klamath)ss.

On November 17, 1999, personally appeared Clee E. Crawford  
and Shirley R. Crawford who acknowledged the foregoing  
instrument to be their voluntary act and deed.

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-01

