



After recording return to:

Walter M. Baca

22923 Clover Way

Klamath Falls, OR 97601

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

Walter M. Baca

22923 Clover Way

Klamath Falls, OR 97601

Escrow No. K53285B

Title No. K53285B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 1/14/00, at 2:40 p.m.

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Linda Smith,

County Clerk

Fee \$ 21.00

200 JAN 14 PM 2:40

### STATUTORY WARRANTY DEED

William K. Kalita, an estate in fee simple, Grantor, conveys and warrants to Walter M. Baca, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 in Block 32 in Tract 1184-Oregon Shores-Unit 2- 1st Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$11,999.00 (Here comply with the requirements of ORS 93.030)

Dated this 13<sup>th</sup> day of January, 2000.

William K. Kalita

William K. Kalita

STATE OF OREGON

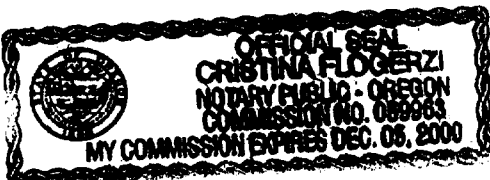
County of Klamath

} ss.

This instrument was acknowledged before me on this 13<sup>th</sup> day of January, 2000  
by William K. Kalita

Cristina Flogerzi  
Notary Public for Oregon

My commission expires: 120500



K21