



THIS SPACE RESERVED FOR RECORDER'S USE

2000 JAN 31 AM 11:39

After recording return to:
Peter Deutz & Angela N. Beloat
723 Loma Linda Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Peter Deutz & Angela N. Beloat
723 Loma Linda Dr.
Klamath Falls, OR 97601

Escrow No. K55068V
Title No. K55068V

STATUTORY WARRANTY DEED

James R. Baker and Barbara Baker, husband and wife, Grantor, conveys and warrants to Angela N. Beloat, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION DISCLOSED AS 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 \$165,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26th day of January, 2000.

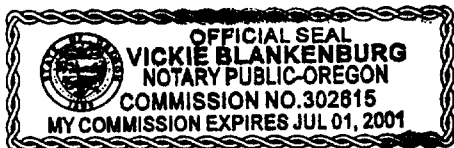
James R. Baker
James R. Baker

Barbara Baker
Barbara Baker

STATE OF OREGON
County of KLAMATH } ss.

This instrument was acknowledged before me on this 26th day of January, 2000
by James R. Baker and Barbara Baker

Vickie Blankenburg
Notary Public for Oregon



My commission expires: 7-01-2001

DESCRIPTION

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

All of Lot 46, Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, the Southerly one-half of Lot 45, Loma Linda Heights, more particularly described as follows: Beginning at the most Southerly corner of Lot 45 of said Loma Linda Heights; thence Northeasterly along the line between Lots 45 and 46 of said Loma Linda Heights, a distance of 119.6 feet; thence North 28°13' West along the line between Lots 38 and 45, of said Loma Linda Heights, a distance of 40.3 feet; thence Southwesterly parallel to the line between said Lots 45 and 46 of said Loma Linda Heights, to the Easterly line of Loma Linda Drive; thence Southeasterly along the Easterly line of Loma Linda Drive, a distance of 40 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 1/31/00, at 11:39 a.m.
In Vol. M00 Page 3144
Linda Smith,
County Clerk Fee \$ 26⁰⁰