

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W.D. BAKER, herein called grantor, for the consideration hereinafter stated, to grantor paid by W.D. BAKER, Trustee of the Baker Living Trust, hereby grants, bargains, sells and conveys unto the said grantees and grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition 68-96 being a portion of Lot 60 of FAIR ACRES SUBDIVISION NO. 1, situated in the W ½ SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Tax Code #R882204

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

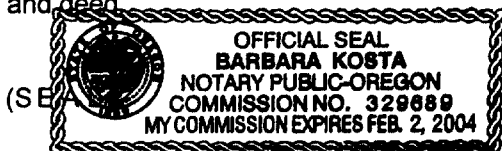
In Witness Whereof, the grantor has executed this instrument this 8<sup>th</sup> day of February, 2000, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

W.D. Baker  
W.D. Baker

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above-named W. D. Baker, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Barbara Kosta  
Notary Public for Oregon  
My Commissioner Expires: 2-2-2004

Grantor:  
W. D. Baker  
1037 Thomas Drive  
Klamath Falls OR 97603

Grantee:  
W. D. Baker, Trustee  
1037 Thomas Drive  
Klamath Falls, OR 97603

STATE C

I certify to  
The \_\_\_\_\_

Volume \_\_\_\_\_  
Fee/file/ir  
Recorded

After recording, return to:  
W. D. Baker  
1037 Thomas Drive  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 2/08/00, at 10:44 a m.  
Name \_\_\_\_\_ In Vol. M00 Page 4044  
Linda Smith,  
County Clerk Fee \$ 21.00  
By: \_\_\_\_\_

Until a change, send all tax statements  
to same address