

2000 MAR 24 PM 3:44

AMT 50654LW

WARRANTY DEED

Vol M00 Page 9765

BRIAN R. BAKER and LADONNE V. BAKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES G. CHAFFEE and ROSEMARY K. CHAFFEE, husband and wife and JAMES M.
CHAFFEE, with the rights of survivorship,
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:

KLAMATH
LOTS 11 AND 38 IN BLOCK 41 OF ~~KLAMATH~~ FALLS FOREST ESTATES, HIGHWAY 66
UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3811-017AO-01000-000
3811-016BO-05900-000

472973
470644

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:

SUBJECT TO: TRUST DEED DATED MARCH 3, 1999 AND RECORDED MARCH 8, 1999, IN
VOLUME M99, PAGE 8192, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN
FAVOR OF LAVERNE L. HANKINS AND CHRISTINE Y. HANKINS, OR THE SURVIVOR
THEREOF, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME
NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE
GRANTEE HARMLESS THEREFROM.


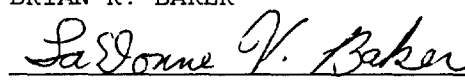
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 19,500.00.

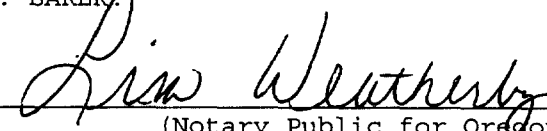
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 615 W. 5900 S. MURRAY, UT 84123

Dated this 24 day of March, 2000.


BRIAN R. BAKER

LADONNE V. BAKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 24, 2000 by BRIAN
R. BAKER AND LA DONNE V. BAKER.


(Notary Public for Oregon)
My commission expires 11/20/2003

ESCROW NO. MT50654-LW

Return to:
JAMES G. CHAFFEE
615 W. 5900 S
MURRAY, UT 84123



State of Oregon, County of Klamath
Recorded 3/24/00, at 3:44 p.m.
In Vol. M00 Page 9765
Linda Smith,
County Clerk Fee \$ 21.00

21.00