



WARRANTY DEED

ASPEN TITLE ESCROW NO.:01051501

AFTER RECORDING RETURN TO:
 DONALD R. BAKER AND NELTA J. BAKER
 2418 KANE STREET
 KLAMATH FALLS, OR 97603

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

JAMES S. GEE AND PATRICIA GEE, hereinafter called GRANTOR(S), convey(s) and warrants to DONALD R. BAKER AND NELTA J. BAKER, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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, 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
 \$83,000.00

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 SECOND day of AUGUST, 2000.

James S. Gee
 JAMES S. GEE

Patricia Gee
 PATRICIA GEE

STATE OF CA, County of SOLANO ss.

On 2nd AUGUST, 2000, personally appeared the above named James S. Gee and Patricia Gee who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: R. MITCHELL
 Notary Public for OREGON CA
 My Commission Expires: JANUARY 15, 2001



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EXHIBIT "A"

Tract 15, KIELSMEIER ACRE TRACTS, in the County of Klamath,
State of Oregon.

EXCEPTING THEREFROM that portion of said Tract 15, more particularly described as follows: Beginning at the Southeast corner of said Tract 15; thence North 89 degrees 52' 00" West 166.37 feet; thence North 00 degrees 12' 15" West 17.75 feet; thence South 89 degrees 52' 00" East 166.37 feet; thence South 00 degrees 12' 15" East 17.75 feet to the point of beginning, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2DB TL 3500

State of Oregon, County of Klamath
Recorded 08/03/00, at 3:18 p.m.
In Vol. M00 Page 28501
Linda Smith,
County Clerk Fee \$ 26⁰⁰