

06:11:30 JUN 9 2001



After recording return to:

Carl D. Holmes

4228 El Cerrito

Klamath Falls, OR 97603

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

Carl D. Holmes

4228 El Cerrito

Klamath Falls, OR 97603

Escrow No. K57053S

Title No. K57053-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 26595

State of Oregon, County of Klamath

Recorded 06/06/01, at 11:30 a.m.

In Vol. M01 Page 26595

Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

James E. Baughman and Laura J. Baughman, as tenants by the entirety; Grantor, conveys and warrants to Carl D. Holmes and Amy L. Holmes, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13, Block 25, Tract 1194, Tenth Addition to Sunset Village, according to the official plot thereof on file in the office of the County Clerk, 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 \$190,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of June, 2001.

James E. Baughman
James E. Baughman

Laura J. Baughman
Laura J. Baughman

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 5th day of June, 2001
by James E. Baughman and Laura J. Baughman



Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03

X21-