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mtc 54513-KR

State of Oregon, County of Klamath  
Recorded 01/16/2002 3:16 p. m.  
Vol M02, Pg 3057-59  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 3

**RECORDING COVER SHEET**

**ALL TRANSACTIONS, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.*

**AFTER RECORDING RETURN TO**

*name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.*

JAMES R. BAKER  
12320 ANDERSON ROAD  
KLAMATH FALLS OR 97603

- 1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

WARRANTY DEED

- 2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.**

WALTER W. FOTHERINGHAM

- 3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.**

JAMES R. BAKER and BARBARA E. BAKER, as tenants by the entirety

- 4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$5,360.00

- 5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**

JAMES R. BAKER, 12320 ANDERSON ROAD, KLAMATH FALLS, OR 97603

- 6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).**

N/A

- 7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.**

N/A

31.00 ✓

WARRANTY DEED

3058

WALTER W. FOTHERINGHAM,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES R. BAKER and BARBARA E. BAKER, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
ACCT #4110-00300-01500 KEY #101017 (WOP)

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.

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 \$ 5,360.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12320 ANDERSON ROAD, KLAMATH FALLS, OR 97603

Dated this 10<sup>th</sup> day of January 2002.

*Walter W. Fotheringham*  
WALTER W. FOTHERINGHAM

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 10, 2002 by WALTER W. FOTHERINGHAM.

*Kristil Redd*  
(Notary Public for Oregon)



commission expires 11/16/2003

ESCROW NO. MT54513-KR

Return to:  
JAMES R. BAKER  
12320 ANDERSON ROAD  
KLAMATH FALLS, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land being a portion of Parcel 1 of Land Partition 24-01, being a re-partition of Parcels 1 and 2 of "Minor Partition 80-59", situated in the NW1/4 of Section 3, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the 1/4 corner on the West line of said Section 3 (Southwest corner of Parcel 2 of said Minor Partition 80-59); thence North 00 degrees 47' 55" East 577.39 feet to the Southwest corner of Parcel 1 of said "Minor Partition 80-59"; thence South 89 degrees 12' 05" East 410.43 feet to the Southeast corner of Parcel 1 of said Minor Partition 80-59; thence, along the Southerly extension of the East line of Parcel 1 of said Minor Partition 80-59, South 01 degrees 48' 20" West 574.06 feet, more or less, to a point on the South line of Parcel 2 of said Minor Partition 80-59; thence North 89 degrees 41' 31" West 400.36 feet, more or less, to the point of beginning, with bearings based on the recorded final map of said "Minor Partition 80-59".

Unofficial  
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