

02 JAN 25 AM 11:09



After recording return to:

Justin W. Poe
4335 Cottage Avenue
Klamath Falls, OR 97603

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

Justin W. Poe
4335 Cottage Avenue
Klamath Falls, OR 97603

Escrow No. K58147L

Title No. K58147L

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 4903

State of Oregon, County of Klamath
Recorded 01/25/2002 11:09 A m.
Vol M02, Pg 4903
Linda Smith, County Clerk
Fec \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

James R. Baker and Barbara E. Baker, as tenants by the entirety; Grantor, conveys and warrants to Justin W. Poe, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East one-half of Lot 2, Block 4, Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion in the widening of Fargo Street deeded in Deed Volume M-65 on page 216, records of 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 \$50,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of January, 2002.

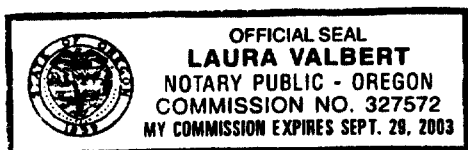
James R. Baker
James R. Baker

Barbara E. Baker
Barbara E. Baker

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 21st day of January, 2002 by James R. Baker and Barbara E. Baker



Laura Valbert
Notary Public for Oregon
My commission expires: 9-29-03

K21