



After recording return to:

Leonard W. Baio

P.O. Box 121

Bly, OR 97622

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

Leonard W. Baio

P.O. Box 121

Bly, OR 97622

Escrow No. L72733

Title No. K58254

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 02/06/2002 2:49 p m.

Vol M02, Pg 7177

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 FEB 6 PM 2:49

### STATUTORY WARRANTY DEED

JOHN L. KOEHNE and VALBORG K.I. KOEHNE, husband and wife, Grantor, conveys and warrants to LEONARD W. BAIO and DEBBY D. BAIO, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 43-92, situated in the E $\frac{1}{2}$ W $\frac{1}{2}$  of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING the following described parcel: Beginning at a point on the Westerly right of way line of Oregon State Highway No. 140 that is North 33°12'18" West 764.59 feet from the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North 20°01'39" West, along said Westerly line 200.00 feet to the point of beginning; thence continuing on the Westerly right of way line of Oregon State Highway No. 140 northerly a distance of 60 feet to a point; thence South 68°58'51" West 270.80 feet to a point; thence South 20°00'47" East 60 feet to a point; thence North 68°58'51" East 270.80 feet, more or less, to the point of beginning.

This property is free of liens and encumbrances, EXCEPT: Easements, Covenants, Conditions, Reservations and Restrictions of record, if any.

(3614-3400-202, Key No. 874481)

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 \$157,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of February, 2002.

John L. Koehne

John L. Koehne

Valborg K.I. Koehne

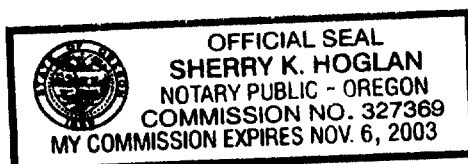
Valborg K.I. Koehne

STATE OF OREGON

County of Lake

} ss.

This instrument was acknowledged before me on this 5th day of February, 2002  
by JOHN L. KOEHNE and VALBORG K.I. KOEHNE



Sherry K. Hoglan  
Notary Public for Oregon

My commission expires: 11-6-2003

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