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WPT K58266
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WARRANTY DEED

TAX ACCT. NO. 163753 163744

MAP NO. 2607-1B-11300 2607-1B-11200

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State of Oregon, County of Klamath
Recorded 02/27/2002 3:07 p m.
Vol M02, Pg 11902
Linda Smith, County Clerk
Fec \$ 21.00 # of Pgs 1

JAMES A. BAKER and FRANCES A. BAKER, Grantor,
conveys and warrants to

BRIAN KELLY and NORMA KELLY, husband and wife, as tenants by the entirety,
Grantee,

the following described real property situated in KLAMATH County, OR, free of
encumbrances except as specifically set forth herein, to-wit:

Lots 1 and 2 in Block 13, Tract 1042, Two Rivers North, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$109,000.00.

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.

DATED: 02/26/2002

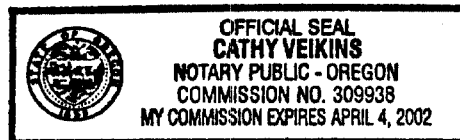
James A Baker
JAMES A. BAKER

Frances A Baker
FRANCES A. BAKER

STATE OF OREGON)
) ss.
County of LANE)

This instrument was acknowledged before me on Feb. 26, 2002,
by JAMES A. BAKER and FRANCES A. BAKER.

Cathy Veikins
Notary Public of Oregon
My commission expires: 4-4-02



Until a change is requested, all tax statements shall be sent to the following
address: P. O. BOX 71746, EUGENE, OR 97401

✓ After recording return to: Western Pioneer Title Co., P. O. Box 10146, Eugene,
OR 97440

K21.