

02 JUL 5 PM 1:42



After recording return to:  
Matthew R. Baker

~~14592 NW Honeyhill Loop~~ 9043 HWY 140E  
~~Seabeck, WA 93830~~ K. FOLS, OR 97103

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

Matthew R. Baker  
~~14592 NW Honeyhill Loop~~ SAME  
~~Seabeck, WA 93830~~

Escrow No. K58808S  
Title No. K58808-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 38429

State of Oregon, County of Klamath  
Recorded 07/05/2002 11:42 a m.  
Vol M02, Pg 38429-30  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

Ronald Lawrence Nielson, Grantor, conveys and warrants to Matthew R. Baker, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

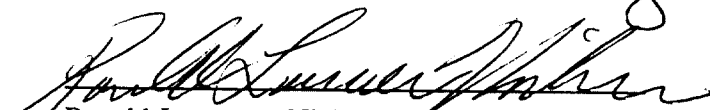
See Attached Exhibit "A" Legal Description

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.

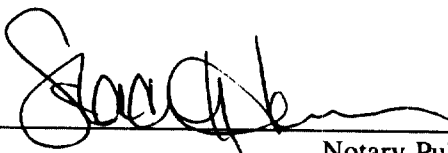
The true consideration for this conveyance is \$219,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of July, 2002.

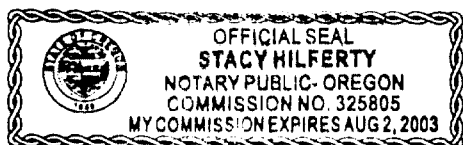
  
Ronald Lawrence Nielson

STATE OF OREGON  
County of Klamath } ss.

This instrument was acknowledged before me on this 3rd day of July, 2002  
by Ronald Lawrence Nielson

  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 8-2-03



\$262

## Exhibit A

Beginning at a stake at the Southeast corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 E.W.M., thence North  $71^{\circ}16'$  West 185 feet along the Northerly line of the Klamath Falls-Lakeview Highway to a stake; thence e South  $89^{\circ}52'$  West 40.7 feet to a stone marked with an x; thence North  $0^{\circ}03'$  West 360 feet to a stone marked with an x, said stone being on the Southerly bank of a ditch; thence Easterly along the Southerly bank of said ditch to a point which is North  $0^{\circ}03'$  West from the point of beginning; thence South  $0^{\circ}03'$  East 425 feet to the point of beginning, containing 2 acres, more or less, and being situate in the Southeast corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting any portion lying in Klamath Falls Lakeview Highway 140.