

'03 MAR 27 PM2:58

MTL 59246-PS

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

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

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

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

Escrow No. MT59246-PS

Title No. _____

Vol M03 Page 18745

State of Oregon, County of Klamath

Recorded 03/27/2003 2:58 p.m.

Vol M03 Pg 18745

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

WARRANTY DEED

COLIN L. POPE and GLENDA J. POPE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES R. BAKER and BARBARA E. BAKER, husband and wife

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:

Parcel 1 of Land Partition 10-02, said Land Partition being a replat of
Parcel 1 of Land Partition 24-01 and Minor Partition 79-82, situated in
the W 1/2 of Section 3, Township 41 South, Range 10 East, Willamette
Meridian, Klamath County, Oregon.

KEY #100964

MAP #4110-00300-01300

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.

The true and actual consideration for this conveyance is \$ 29,000.00.

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 this 26th day of March, 2003

COLIN L. POPE

GLENDA J. POPE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 26, 2003 by COLIN
L. POPE AND GLENDA J. POPE.

(Notary Public for Oregon)

My commission expires 8/16/2004

