

03 MAY 28 PM 3:28

WTC - 60807 PS



Vol M03 Page 36013

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TERESA E. CARROLL

801 OAK AVENUE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 05/28/2003 3:28 p. m.

Vol M03 Pg 36013

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

TERESA E. CARROLL

801 OAK AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT60807-PS

WARRANTY DEED

RAYMOND JOHN BAKER and DORIS ROSE BAKER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TERESA E. CARROLL, 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:

Lot 25 in Block 5 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #230903

MAP #3507-007CD-04100

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 \$15,000.00.

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 21 day of May, 2003.

● Raymond John Baker
RAYMOND JOHN BAKER

● Doris Rose Baker
DORIS ROSE BAKER

State of California / Orange
County of

This instrument was acknowledged before me on May 21, 2003 by RAYMOND JOHN BAKER and DORIS ROSE BAKER.

Mehdi Hassibi
(Notary Public)

My commission expires _____



21.00