



After recording return to:
Cathryn J. Baker
14 Stevens Road
Gouverneur, NY 13642

Until a change is requested all tax statements shall be sent to the following address:
Cathryn J. Baker
14 Stevens Road
Gouverneur, NY 13642

File No.: 7021-240664 (SAC)
Date: August 06, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/14/2003 3:23 pm
Vol M03 Pg 59237-38
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Eric N. Highland, Grantor, conveys and warrants to Cathryn J. Baker, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 in Block 50, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$65,000.00**. (Here comply with requirements of ORS 93.030)

26A

