



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES R. BAKER

12320 ANDERSON ROAD

KLAMATH FALLS, OR 97603

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

JAMES R. BAKER

12320 ANDERSON ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT62470-MS

State of Oregon, County of Klamath

Recorded 08/28/2003 11:11 a. m

Vol M03 Pg 63426

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

WARRANTY DEED

HAROLD CLIFFORD DOUGLAS and MARY L. DOUGLAS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JAMES R. BAKER and BARBARA E. BAKER**, as tenants by the entirety, 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 7 Block 300, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3809-033DA-11100-000

Key No.: 615043

615043

3809-033DA-11100

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 **\$57,500.00**.

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.

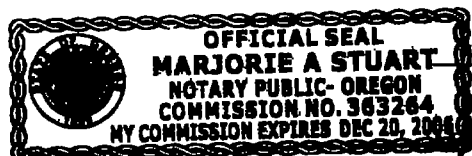
Dated this 28th day of Aug, 2003

HAROLD CLIFFORD DOUGLAS
HAROLD CLIFFORD DOUGLAS

MARY L. DOUGLAS
MARY L. DOUGLAS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/28/03 by **HAROLD CLIFFORD DOUGLAS and MARY L. DOUGLAS**.



Marjorie A. Stuart
(Notary Public for Oregon)

commission expires 12/20/06

2/11