

03 SEP 18 PM 3:08

Vol M03 Page 69670

After Recording Return to:

BRAD BAER

1841 NW Rimrock Rd
Bend, OR

Until a change is requested all tax statements

Shall be sent to the following address:

BRAD BAER

Same as above

State of Oregon, County of Klamath

Recorded 09/18/03 3:08 P m

Vol M03 Pg 69670

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ATE 57660
WARRANTY DEED
(INDIVIDUAL)

ALICE J. BAER, WHO ACQUIRED TITLE AS ALICE J. AVERY, herein called Grantor, convey(s) to BRAD BAER, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00.
(here comply with the requirements of ORS 93.930)

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 September 10, 2003.

Alice J. Baer
ALICE J. BAER

STATE OF OREGON, County of Deschutes ss.

On September 11th, 2003 personally appeared the above named ALICE J. BAER and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057660

Before me:
Notary Public for Oregon
My commission expires:

Official Seal

