

04 JAN 13 PM 3:08



WTC-63226 TA

Vol M04 Page 02054

After recording return to:

STEVEN A. EMLEY

3344 Pine Grove Rd  
Klamath Falls, OR 97603

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

STEVEN A. EMLEY

3344 Pine Grove Rd  
Klamath Falls, OR 97603

Escrow No. MT63226-TA

State of Oregon, County of Klamath

Recorded 01/13/2004 3:08 p m

Vol M04 Pg 2054-55

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

MARGARET ANN BAKER, Grantor(s) hereby convey and warrant to STEVEN A. EMLEY and LORI D. EMLEY, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$164,500.00.

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 7<sup>th</sup> day of Jan. 2004.

Margaret Ann Baker  
MARGARET ANN BAKER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan 7 2004 by MARGARET ANN BAKER.

[Signature]  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_



26.00  
x 10

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**02055**

A tract of land situated in the SW1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a three-fourth inch iron pipe marking the Northwest corner of the SW1/4 NE1/4 of said Section 9; thence North 89° 59' East along the North line of the SW1/4 NE1/4 of said Section 9 a distance of 490.00 feet to the Westerly right-of-way line of the County Road; thence South 0° 31' 30" East along said right-of-way line a distance of 266.14 feet; thence West a distance of 492.44 feet to the West line of the SW1/4 NE1/4 of said Section 9; thence North along the West line of the SW1/4 NE1/4 of said Section 9 a distance of 266.00 feet to the point of beginning.

Tax Account No.: 3910-009AC-00100-000

Key No.: 592674