



WTR - 64186 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRYAN BREWER  
2310 RECLAMATION AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
 Recorded 02/24/2004 3:10 p m  
 Vol M04 Pg 10537  
 Linda Smith, County Clerk  
 Fee \$ 2.00 # of Pgs 1

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

BRYAN BREWER  
2310 RECLAMATION AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT64186-LW

### STATUTORY WARRANTY DEED

JAMES R. BAKER and BARBARA E. BAKER, as tenants by the entirety, Grantor(s) hereby convey and warrant to BRYAN BREWER and STEPHANIE HATHORN, with the rights of survivorship, 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:

**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.**

615043

3809-033DA-11100-000

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 **\$65,000.00.**

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 19 day of February, 2004

JAMES R. BAKER

BARBARA E. BAKER

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on February 19, 2004 by JAMES R. BAKER and BARBARA E. BAKER.

(Notary Public for Oregon)

My commission expires 1/20/07



2/10/04