

04 APR 2 PM 3:08



WTC-63963 KR

Vol M04 Page 18930

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Donald D. Baer
3245 Dryden Avenue
Gilroy, CA 95020

State of Oregon, County of Klamath
Recorded 04/02/2004 3:08 P m
Vol M04 Pg 18930-31
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Donald D. Baer
3245 Dryden Avenue
Gilroy, CA 95020

Escrow No. MT63963-HB

STATUTORY WARRANTY DEED

Woody E. A. Deryckx, Grantor(s) hereby convey and warrant to Donald D. Baer and Diane K. Kato-Baer, 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 **\$265,000.00.**

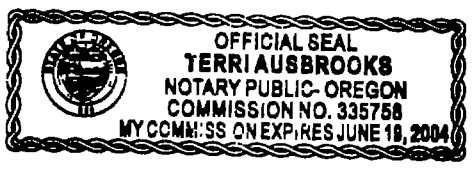
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 2nd day of April, 2004.

Woody E. A. Deryckx
Woody E. A. Deryckx

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 2, 2004 by Woody E. A. Deryckx.



[Signature]
(Notary Public for Oregon)

My commission expires 6.19.04

26 APR PM

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the S1/2 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of and from the Southern boundary line of the right of way, on the lowland ditch of Shasta View Irrigation District, known as Canal A, being the first Canal North of the Adams, or "D" Canal of the Klamath Irrigation District, EXCEPTING THEREFROM the SE1/4 SE1/4.

ALSO a portion of the N1/2 NW1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the U.S.R.S. Canal in Section 8, being more particularly described as follows:

Beginning at the Northwest corner of said Section 8, which lies on the centerline of Harpold Road, according to the Survey No. 1521 as filed in the office of the County Surveyor; thence Easterly along the North line of said Section 8 to the Northeast corner of the NW1/4 of said Section 8, said point being a fence corner according to Survey No. 1521; thence South 00° 01' East along a fence 264 feet; thence Westerly parallel to said North line to the West line of said Section 8, said West line being the centerline of Harpold Road; thence North along said West line and the centerline of Harpold Road, 264 feet to the point of beginning.

Tax Account No.: 4112-00500-01600-000

Key No.: 108733

Tax Account No.: 4112-00500-01700-000

Key No.: 108591

Tax Account No.: 4112-00800-00300-000

Key No.: 109046