

04 APR 13 PM 3:22

Vol M04 Page 21558



After recording return to:  
Linda Baker and Dan Baker  
1128 Alandale  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Linda Baker and Dan Baker  
1128 Alandale  
Klamath Falls, OR 97601

File No.: 7021-356564 (SAC)  
Date: April 01, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/13/2004 3:22 p m  
Vol M04 Pg 21558-59  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

**STATUTORY WARRANTY DEED**

**Richard Wheeler**, Grantor, conveys and warrants to **Linda Baker and Dan Baker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 29 of OLD ORCHARD MANOR, according to the official records thereof on file with the county clerk in Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

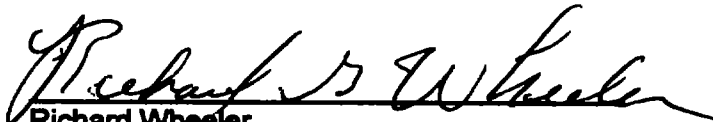
26 F

21559

APN: R444077

Statutory Warranty Deed  
- continued

File No.: 7021-356564 (SAC)  
Date: 04/01/2004

  
Richard Wheeler

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 9 day of April, 2004  
by **Richard Wheeler**.

  
Notary Public for Oregon  
My commission expires: 8-2007

