

04 APR 19 PM 11:13



MT64751 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CYNTHIA C. PETTIT

P.O. BOX 365

BUTTE FALLS, OR 97522

State of Oregon, County of Klamath

Recorded 04/19/2004 11:13 a m

Vol M04 Pg 22782

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:

CYNTHIA C. PETTIT

P.O. BOX 365

BUTTE FALLS, OR 97522

Escrow No. MT64751-MS

STATUTORY WARRANTY DEED

CATHRYN J. BAKER, Grantor(s) hereby convey and warrant to CYNTHIA C. PETTIT, 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 12 in Block 50 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-014C0-05600-000

Key No: 467596

SUBJECT TO: ALL THOSE ITEMS OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED AND THOSE SHOWN BELOW, IF ANY: TRUST DEED, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, GIVEN TO SECURE AN INDEBTEDNESS WITH INTEREST THEREON AND SUCH FUTURE ADVANCES AS MAY BE PROVIDED THEREIN.

DATED: AUGUST 6, 2003

RECORDED: AUGUST 14, 2003

VOLUME: M03, PAGE 59239, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

BUYERS HEREIN DO AGREE TO ASSUME SAID TRUST DEED, AND SHALL SAVE SELLER HARMLESS THEREFROM.

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 \$70,000.00.

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 16th day of April, 2004

Cathryn J. Baker
CATHRYN J. BAKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 16, 2004 by CATHRYN J. BAKER.



Margaret A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2/00 AM