

04 MAY 24 PM 3:05



NTC-64976MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ARNOLD BAUMGARTNER
3020 PARAMONT STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 05/24/2004 3:05 p m
Vol M04 Pg 32761
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

ARNOLD BAUMGARTNER
3020 PARAMONT STREET
KLAMATH FALLS, OR 97603

Escrow No. MT64976-MS

STATUTORY WARRANTY DEED

DAN MARTIN CONSTRUCTION, INC, an Oregon Corporation, Grantor(s) hereby convey and warrant to ARNOLD BAUMGARTNER and SARA BAUMGARTNER, 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:

Lot 22 of Tract 1343, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BA-06400-000

Key No: 885805

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 **\$164,600.00**.

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.

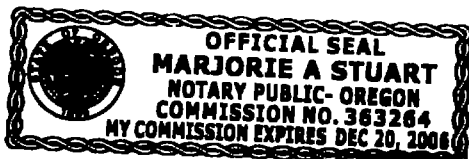
Dated this 21st day of May, 2004

DAN MARTIN CONSTRUCTION, INC

BY: [Signature]
DAN MARTIN, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 21, 2004 by DAN MARTIN AS PRESIDENT OF DAN MARTIN CONSTRUCTION, INC., an Oregon Corporation.



[Signature]
(Notary Public for Oregon)
My commission expires 12/20/06

2/00 am