

04 AUG 9 PM 12:49

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After recording return to:
Dennis Baker and Mary Baker
1844 Crescent Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Dennis Baker and Mary Baker
1844 Crescent Ave
Klamath Falls, OR 97601

File No.: 7021-419806 (SAC)
Date: August 03, 2004

State of Oregon, County of Klamath
Recorded 08/09/04 12:49 p m
Vol M04 Pg 52220-21
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Brent J. Feick and Carol R. Feick as tenants by the entirety, Grantor, conveys and warrants to **Dennis Baker and Mary Baker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition 41-94 in Lot 1 in Block 35 of HILLSIDE 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.

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 **\$37,000.00**. (Here comply with requirements of ORS 93.030)

26F

52221

APN: 882017

Statutory Warranty Deed
- continued

File No.: 7021-419806 (SAC)
Date: 08/03/2004

Dated this 06th day of August, 2004.

Brent J. Feick
Brent J. Feick

Carol R. Feick
Carol R. Feick

STATE OF ~~Oregon~~ PA)
County of ~~Klamath~~ Montgomery)ss.

This instrument was acknowledged before me on this 06th day of August, 2004
by **Brent J. Feick and Carol R. Feick.**

Janice E. Lee

Notary Public for ~~Oregon~~ PA
My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janice E. Lee, Notary Public
Lower Pottsgrove Twp., Montgomery County
My Commission Expires Mar. 12, 2005
Member, Pennsylvania Association of Notaries

