

04 AUG 11 AM 11:12

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After recording return to:
Nora D. Cohoe
2145 Holabird Ave
Klamath Falls, OR 97601

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

Nora D. Cohoe
2145 Holabird Ave
Klamath Falls, OR 97601

File No.: 7021-419241 (SAC)
Date: August 09, 2004

State of Oregon, County of Klamath
Recorded 08/11/04 11:12 a m
Vol M04 Pg 52653-54
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Jason D. Baker and Rochelle V. Baker, an estate in fee simple as tenants by the entirety.,
Grantor, conveys and warrants to **Nora D. Cohoe**, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

**Lot 12, Block 62, Lakeview 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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 9 day of August, 2004.

