

05 FEB 17 PM 3:17



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jerry A. Baird

5721 Delaware

Klamath Falls, OR 97603

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

Jerry A. Baird

5721 Delaware

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 02/17/2005 3:17 P m

Vol M05 Pg 11001

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT68217-KR

MTC 68217-KR

STATUTORY WARRANTY DEED

David W. Seutter and Marjorie J. Seutter, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jerry A. Baird and Marti L. Baird, 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 54 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002DD-02900-000

Key No.: 523348

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 **\$130,000.00**.

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 February, 2005.

David W. Seutter
David W. Seutter

Marjorie J. Seutter
Marjorie J. Seutter

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 16, 2005 by David W. Seutter and Marjorie J. Seutter.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00
am