



After recording return to:

David Baker
P.O. Box 9
El Centro, CA 92531

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

Same

File No.: 7021-544718 (SAC)

Date: March 23, 2005

THIS SPACE RESE

State of Oregon, County of Klamath

Recorded 04/01/2005 3:45p m

Vol M05 Pg 22840-41

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Stephen E. Sullivan and Jennifer L. Sullivan, husband and wife, Grantor, conveys and warrants to **David Baker**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Tract 1320 - KLAMATH HILLS, 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of March, 2005.

264

22841

APN: 596929

Statutory Warranty Deed
- continued

File No.: 7021-544718 (SAC)
Date: 03/23/2005

Stephen E. Sullivan
Stephen E. Sullivan

Jennifer L. Sullivan
Jennifer L. Sullivan

STATE OF ~~Oregon~~ California
County of San Diego)ss.
)

This instrument was acknowledged before me on this 29 day of March, 2005
by **Stephen E. Sullivan and Jennifer L. Sullivan.**

Judy Simeroth

Notary Public for ~~Oregon~~ California
My commission expires: OCT 25, 2006

