



After recording return to:  
Ted Baker, III and Lora C. Baker  
80110 Sears Rd.  
Cottage Grove, OR 97424

Until a change is requested all tax statements shall be sent to the following address:  
Ted Baker, III and Lora C. Baker  
80110 Sears Rd.  
Cottage Grove, OR 97424

File No.: 7192-550569; Map No. 2607-1A-3600 & 123069 (JLS)  
Date: April 11, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/15/2005 1147 Am  
Vol M05 Pg 26354-55  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Fred O. Sannes and Rita R. Aday not as tenants in common, but with rights of survivorship,** Grantor, conveys and warrants to **Ted Baker, III and Lora C. Baker as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 16 in Block 7 Tract No. 1042, Two Rivers North, 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 **\$75,000.00.** (Here comply with requirements of ORS 93.030)

*Handwritten initials*

26355

APN: 163138

Statutory Warranty Deed  
- continued

File No.: 7192-550569 (JLS)  
Date: 04/11/2005

Dated this 13 day of April, 2005.

Fred O. Sannes  
Fred O. Sannes

Rita R. Aday  
Rita R. Aday

STATE OF Oregon )  
County of Lane )ss.  
)

This instrument was acknowledged before me on this 13 day of April, 2005  
by **Fred O. Sannes and Rita R. Aday.**

Jacquelyn Senters  
Notary Public for Oregon  
My commission expires:

