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After Recording Return to:
MARTHANNE HOLTER
6590 Paul Place
Fallon, NV 89406

Until a change is requested all tax statements
Shall be sent to the following address:
MARTHANNE HOLTER
6590 Paul Place
Fallon, NV 89406

State of Oregon, County of Klamath Recorded 06/10/05 <u>3:560</u> m Vol M05 Pg 43382-83 Linda Smith, County Clerk Fee \$ <u>36</u> # of Pgs <u>2</u>

Page

Vol MO5

WARRANTY DEED
(INDIVIDUAL)

JIMMY D. BAXTER AND DORIS D. BAXTER, CO-TRUSTEES OF THE JIMMY D. BAXTER REVOCABLE LIVING TRUST, DATED APRIL 23, 1991, herein called grantor, convey(s) to MARTHANNE HOLTER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 41, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 036 MAP 3811-015B0 TL 01500 KEY# 469077

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$11,000.00. (here comply with the requirements of ORS 93.930)

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 June 7, 2005.

LIVING TRUST	Mais S. Baster
	DORIS D. BAXTER, TRUSTEÉ

STATE OF OREGON, County of

) ss.

This document is filed at the request of:

Aspen TITLE & ESCROW, INC.

525 Main Street Klamath Falls, OR 97601 Order No.: 00061606 Refore me: Notary Public for Oregon My commission expires:

Official Seal





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THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE MARION COUNTY REGISTRAR.

DATE ISSUED JUN 26 1991

RUTH A. JOHNSON
COUNTY REGISTRAR
MARION COUNTY, OREGON



