

05 JUN 20 PM 3:16

MTC-170022



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M05 Page 46074

After recording return to:

LEONARD D. KELLEY

74481 LARSON ROAD

RAINIER, OR 97048

amt-lakinew

State of Oregon, County of Klamath

Recorded 06/20/05 3:16 p m

Vol M05 Pg 46074-75

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

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

LEONARD D. KELLEY

74481 LARSON ROAD

RAINIER, OR 97048

Escrow No. LA07323KN

Title No. _____

WARRANTY DEED

LEONARD BAIO and KAY BAIO AKA KAY I. BAIO, as tenants by the entirety, Grantor(s) hereby conveys and warrants to:

LEONARD D. KELLEY

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ **1,300,000.00**.

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 10 day of June, 2005

Leonard Baio
LEONARD BAIO

Kay I Baio
KAY BAIO AKA KAY I. BAIO

State of Oregon
County of Snake

This instrument was acknowledged before me on June 10, 2005 by
LEONARD BAIO AND KAY BAIO.

Kristen C Neal
Notary Public

My commission expires 6-18-08



200

EXHIBIT "A"
LEGAL DESCRIPTION

Parcels 1, 2, and 3 of Final Partition Map #24-92, said Partition being located in Sections 13, 14, 15, 23, 24, 25 and 26 of Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, and in Section 30, Township 37 South, Range 16 East, Lake County, Willamette Meridian. EXCEPT that portion of said Parcel 1 lying in Lake County, Oregon; AND EXCEPT those portions of said Parcel 3 in Sections 14, 24, and 26 lying Southerly of State Highway 140; AND EXCEPT that certain strip of land 100 feet wide conveyed to Bly Logging Company by Deed recorded July 31, 1929 in Volume 87, page 513, Deed Records of Klamath County, Oregon, and as delineated on the face of said Final Partition Map; AND EXCEPT those portions conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded August 8, 1995 in Volume M95, page 20841, Microfilm Records of Klamath County, Oregon; AND EXCEPT that portion of said Parcel 3 in Section 15, Township 37 South, Range 15 East, Klamath County, Oregon, lying Southerly of State Highway 140 as conveyed to Danny Baio by deed recorded March 10, 1999 in Volume M99, page 8512, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3715-00000-07301-000	Key No: 873246
Tax Account No: 3715-00000-07302-000	Key No: 873247
Tax Account No: 3715-00000-07303-000	Key No: 884329
Tax Account No: 3715-02300-00100-000	Key No: 408936
Tax Account No: 3715-02300-00101-000	Key No: 881634
Tax Account No: 3715-02300-00500-000	Key No: 409007