

MT-71317 TM



M05-64548

Klamath County, Oregon

09/19/2005 02:43:18 PM

Pages 1 Fee: \$21.00

After recording return to:

CATHLEEN BAKER

5370 Hugo Rd.

Grants Pass, OR 97526

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

CATHLEEN BAKER

5370 Hugo Rd.

Grants Pass, OR 97526

Escrow No. MT71317-TM

Title No. 0071317

SWD

STATUTORY WARRANTY DEED

NOLA J. KELLER, Grantor(s) hereby convey and warrant to **CATHLEEN BAKER**, 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:

Lots 7 and 8, Block 40 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT - PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-017A0-02000-000

Key No: 462270

Tax Account No: 3811-017A0-02100-000

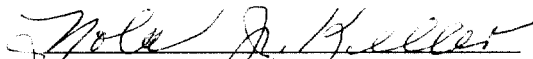
Key No: 472893

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 **\$65,000.00**.

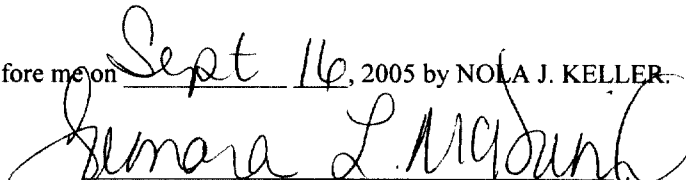
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16 day of September 2005


NOLA J. KELLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 16, 2005 by NOLA J. KELLER.


(Notary Public for Oregon)

My commission expires 12/17/05

