



M05-65789

Klamath County, Oregon

10/04/2005 02:34:32 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Connie Bland10468 McGuire AvenueKlamath Falls, OR 97603

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

Connie Bland10468 McGuire AvenueKlamath Falls, OR 97603Escrow No. MT71569-TMTitle No. 0071569

(SWT)

STATUTORY WARRANTY DEED

Gene Baker, Grantor(s) hereby convey and warrant to **Connie Bland**, 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:

Unit 10468 (McGuire Avenue) Tract 1336 - FALCON HEIGHTS CONDOMINIUMS PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-90040-000

Key No: 883602

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 **\$115,000.00**.

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 3 day of October, 2005

Gene Baker
Gene Baker

STATE OF CALIFORNIA

COUNTY OF Alameda

On 10/3/05, 2005 before me, Albert J. Isola personally appeared Gene Baker personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]