

mtc-73019 UV
THIS



M06-02019

Klamath County, Oregon

02/01/2006 10:07:00 AM

Pages 1 Fee: \$21.00

After recording return to:

Sarah E. Thomas

1608 Stardust Way

Medford, OR 97504

Until a change is requested all

tax statements shall be sent to

The following address:

Sarah E. Thomas

1608 Stardust Way

Medford, OR 97504

Escrow No. MT73019-LW

Title No. 0073019

SWD

STATUTORY WARRANTY DEED

Bradford B. Baer, Grantor(s) hereby convey and warrant to **Sarah E. Thomas**, 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:

The Northwesterly 58 feet of Lot 8, in Block 5, the original Town of Linkville, now KLAMATH FALLS ORIGINAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BD-06000-000

Key No: 475499

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 **\$118,320.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

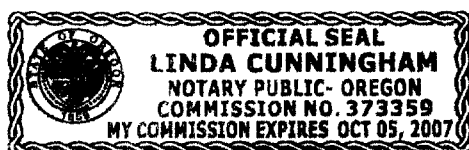
Dated this 30 day of January, 2006.

Bradford B. Baer
Bradford B. Baer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on JAN. 30, 2006 by Bradford B. Baer.



Linda Cunningham
(Notary Public for Oregon)

My commission expires 10-5-2007

21.0