



MTC- 73307 MS

**M06-03809**

Klamath County, Oregon

03/01/2006 02:31:29 PM

Pages 2 Fee: \$26.00

After recording return to:

Kodi J. BakerP.O. Box 523Bly, OR 97622

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

Kodi J. BakerP.O. Box 523Bly, OR 97622Escrow No. MT73307-MSTitle No. 0073307

SWD

**STATUTORY WARRANTY DEED**

**John J. Lyons and Janis E. Adams, Trustees of the Lyons/Adams Living Trust, Dated November 20, 2000,** Grantor(s) hereby convey and warrant to **Kodi J. 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:

Lot 6, Block 2, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3714-003DB-01700-000

Key No: 407474

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 **\$6,000.00**.

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)).

26.00

Dated this 28 day of February, 2006

John J. Lyons and Janis E. Adams, Trustees of the Lyons/Adams Living Trust, Dated November 20, 2000

BY: [Signature] Trustee  
John J. Lyons, Trustee

BY: [Signature] Trustee  
Janis E. Adams, Trustee

STATE OF Arizona  
~~CALIFORNIA~~

COUNTY OF Pima ss.

On February 28, 2006 before me, Heather L. Murray personally appeared John J. Lyons and Janis E. Adams, Trustees of the Lyons/Adams Living Trust, Dated November 20, 2000 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 they executed the same in their authorized capacity(ies), and that by their signatures(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]

