

M06-12220

Klamath County, Oregon

06/14/2006 03:07:49 PM

Pages 2 Fee: \$26.00

After Recording Return to:

BRENTON J. DUBOIS

1342 Crescent Ave.
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BRENTON J. DUBOIS

Same as above

Aspen: 63346 M8

WARRANTY DEED
(INDIVIDUAL)

LLOYD P. BAKER, herein called grantor, convey(s) to **BRENTON J. DUBOIS**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$87,500.00**.
(here comply with the requirements of ORS 93.930)

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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 June 13, 2006.



LLOYD P. BAKER

STATE OF OREGON, County of **Klamath**) ss.

On June 14, 2006 personally appeared the above named **LLOYD P. BAKER** and acknowledged the foregoing instrument to be his voluntary act and deed.

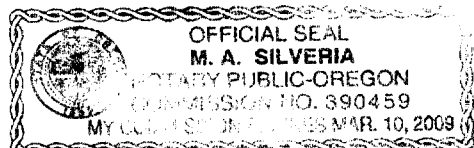
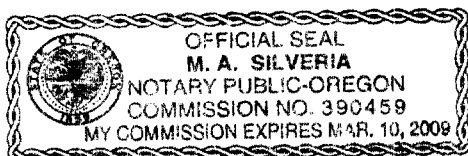
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063346

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$26.00

Exhibit A

The East 100 feet of Lot 1, Block 30, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH the adjoining portion of Donald Street vacated by Ordinance 5107 of the City of Klamath Falls, Oregon.

CODE 001 MAP 3809-029DA TL 09400 KEY #303843