

MT74978-MS



THIS SPACE RE:

M06-15208

Klamath County, Oregon

07/28/2006 11:38:51 AM

Pages 1 Fee: \$21.00

After recording return to:

Winona M. Floyd

2436 Eberlein Avenue

Klamath Falls, OR 97601

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

Winona M. Floyd

2436 Eberlein Avenue

Klamath Falls, OR 97601

Escrow No. MT74978-MS

Title No. 0074978

SWD

STATUTORY WARRANTY DEED

Thomas M. Baker, Grantor(s) hereby convey and warrant to **Winona M. Floyd**, 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 10 in Block 305 of DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DD-00900-000

Key No: 633498

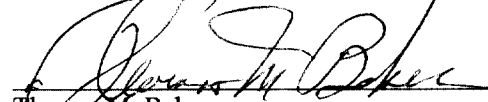
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$149,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 19th day of July, 2006


Thomas M. Baker

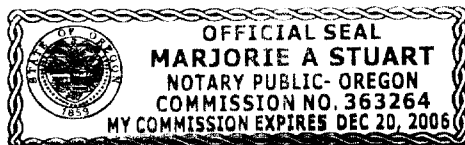
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/19, 2006 by Thomas M. Baker.


(Notary Public for Oregon)

My commission expires 12/20/06



21.00