

2006-022140
Klamath County, Oregon



After recording return to:
Melveta Seely
2751 West Gate Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Melveta Seely
2751 West Gate Drive
Klamath Falls, OR 97603

File No.: 7021-930471 (DMC)
Date: October 31, 2006

THIS SF



11/03/2006 03:03:02 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Matthew R. Baker, Grantor, conveys and warrants to **Melveta Seely**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$345,000.00**. (Here comply with requirements of ORS 93.030)

31-F

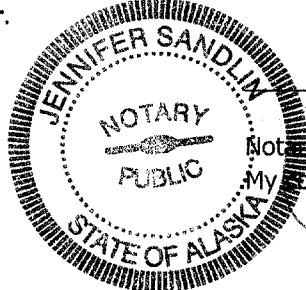
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 1 day of November, 2006.

Matthew R. Baker
Matthew R. Baker

STATE OF ^{AS}~~Oregon~~ ALASKA)
County of ^{AS}~~Klamath~~ ANCHORAGE)ss.

This instrument was acknowledged before me on this 1 day of November, 2006
by **Matthew R. Baker**.



Jennifer Sandlin
Notary Public for ^{AS}~~Oregon~~ ALASKA
My commission expires: June 21, 2010

APN: **R590391**

Statutory Warranty Deed
- continued

File No.: **7021-930471 (DMC)**
Date: **10/31/2006**

EXHIBIT A

LEGAL DESCRIPTION:

Beginning at a stake at the Southeast corner of the NE ¼ NW ¼ of Section 7, Township 39 South, Range 10 E.W.M., thence North 71°16' West 185 feet along the Northerly line of the Klamath Falls-Lakeview Highway to a stake; thence e South 89°52' West 40.7 feet to a stone marked with an x; thence North 0°03' West 360 feet to a stone marked with an x, said stone being on the Southerly bank of a ditch; thence Easterly along the Southerly bank of said ditch to a point which is North 0°03' West from the point of beginning; thence South 0°03' East 425 feet to the point of beginning, containing 2 acres, more or less, and being situate in the Southeast corner of the NE ¼ NW ¼ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting any portion lying in Klamath Falls Lakeview Highway 140.