

2006-023443

Klamath County, Oregon



00009496200600234430020028

11/22/2006 03:03:54 PM

Fee: \$26.00



After recording return to:
Dennis D. Taber
10683 Mc Guire Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Dennis D. Taber
10683 Mc Guire Avenue
Klamath Falls, OR 97603

File No.: 7021-920421 (DMC)
Date: November 08, 2006

THIS SPACE

STATUTORY WARRANTY DEED

Christopher E. Baker and Sarah M. Baker, as tenants by the entirety, Grantor, conveys and warrants to **Dennis D. Taber**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**UNIT 10683, (MCGUIRE AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS -
STAGE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

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 **\$118,500.00**. (Here comply with requirements of ORS 93.030)

26-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 21 day of November, 2006.

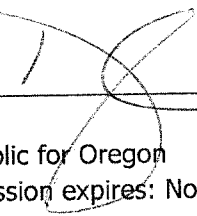

Christopher E. Baker


Sarah M. Baker

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of November, 2006
by **Christopher E. Baker and Sarah M. Baker.**




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009