

2007-003303

Klamath County, Oregon



THIS SPACE



02/27/2007 11:08:07 AM

Fee: \$26.00

After recording return to:

Phillip E Lyons
1844 Crescent
Klamath Falls, OR

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

Phillip E Lyons
1844 Crescent
Klamath Falls, OR

File No.: 7021-950417 (ALF)

Date: February 23, 2007

STATUTORY WARRANTY DEED

P.E.L.

Dennis Baker and Mary Baker as tenants by the entirety, Grantor, conveys and warrants to **Phillip E Lyons**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 2 OF LAND PARTITION 41-94 IN LOT 1 IN BLOCK 35 OF HILLSIDE 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.

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 **\$67,000.00**. (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, 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 26 day of February, 2007

Dennis Baker
Dennis Baker

Mary Baker
Mary Baker

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 26 day of February, 2007
by **Dennis Baker and Mary Baker.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

