



2007-005803  
Klamath County, Oregon



03/28/2007 03:30:19 PM

Fee: \$21.00

After recording return to:  
Jeffrey A. Baker  
2155 Jeffrey Lane  
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent  
to the following address:  
Jeffrey A. Baker  
2155 Jeffrey Lane  
Klamath Falls, OR 97603

### STATUTORY WARRANTY DEED

Altus Construction, Inc., Grantor, conveys and warrants to Jeffrey A. Baker and Cynthia G. Baker, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

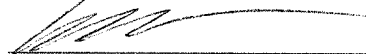
Lot 32, Tract 1378, PLEASANT VISTA-STAGE 2, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon.  
Tax Account No.

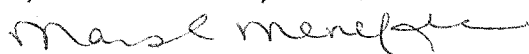
This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$239,900.00

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 WILL 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 27 day of March, 2007

Altus Construction, Inc.


  
By: Michael Menefee, President

  
By: Marsha Menefee, Secretary

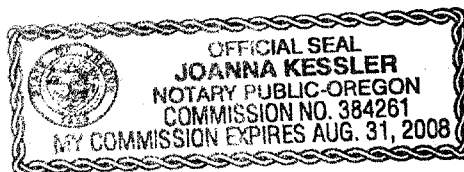
STATE OF OREGON

COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27 day of March, 2007 by Michael Menefee as the President of Altus Construction, Inc. on its behalf.

  
Notary Public State of Oregon

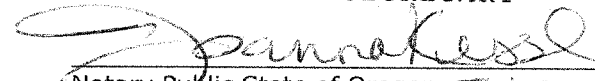
My commission expires: 8/31/08



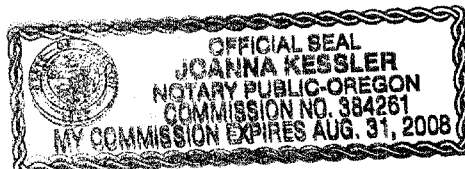
STATE OF OREGON

COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27 day of March, 2007 by Marsha Menefee as the ~~President~~ SECRETARY of Altus Construction, Inc. on its behalf.

  
Notary Public State of Oregon

My commission expires: 8/31/08



Order No. 46g0469716

Warranty Deed  
ORRQ 6/2005; Rev. 1/2006