

2007-012037

Klamath County, Oregon



After recording return to:
Steve Baker and Sharon Baker
14081 E Nees Avenue
Clovis, CA 93611

Until a change is requested all tax statements
shall be sent to the following address:
Steve Baker and Sharon Baker
14081 E Nees Avenue
Clovis, CA 93611

File No.: 7021-1067046 (ALF)
Date: June 26, 2007

THIS SPA



00026318200700120370030037

07/05/2007 02:35:12 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Lester Cutchall and Bruce Stewart, Grantor, conveys and warrants to **Steve Baker and Sharon Baker, husband and wife**, 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 **\$7,700.00**. (Here comply with requirements of ORS 93.030)

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 29th day of June, 2007.

Lester Cutchall
Lester Cutchall

Bruce Stewart
Bruce Stewart

STATE OF California)
County of Stanislaus)ss.

This instrument was acknowledged before me on this 29th day of June, 2007
by **Lester Cutchall and Bruce Stewart.**

Betty R. Lewis
Notary Public for California
My commission expires: December 8, 2009

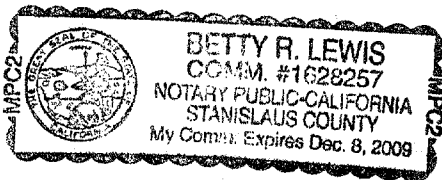


EXHIBIT A

LEGAL DESCRIPTION:

LOT 6 OF NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY.

TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6; THENCE SOUTH 1° 04' EAST ACROSS LOT 27 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF LOT 7 AND THE NORTHERLY RIVER BANK; THENCE, FROM SAID INTERSECTION NORTH 0° 54' WEST TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 86° 31' EAST ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.

SUBJECT TO ALL CONDITIONS, COVENANTS, RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE GROUND, OFFICIAL RECORDS OF SAID COUNTY AND STATE.