



00030036200700151040020028

08/27/2007 01:47:57 PM

Fee: \$26.00

After Recording Return to:
RODNEY AND TAMERA BAKER 2007 REVOCABLE TRUST
1900 madison st.
Klamath Falls OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 64993ms

DANIEL A. JOHNSON, herein called grantor, convey(s) to **RODNEY A. BAKER AND TAMERA K. BAKER AS TRUSTEES OF THE RODNEY AND TAMERA BAKER 2007 REVOCABLE TRUST**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$235,750.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 5, 2007.

DANIEL A. JOHNSON

STATE OF OREGON, County of **Klamath**) ss.

On August 15, 2007 personally appeared the above named **DANIEL A. JOHNSON** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064993

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



26-A

Exhibit A

PARCEL 1:

A parcel of land situated in Tracts No. 15 and 16, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Westerly right of way line of Kane Street, said point being South 00° 12' 15" East 86.25 feet from the Northeast corner of said Tract 15; thence North 89° 52' 00" West 166.37 feet; thence South 00° 12' 15" East 17.75 feet to the line common to said Tracts 15 and 16; thence North 89° 52' 00" West 281.13 feet to the Northwest corner of said Tract 16; thence South 00° 12' 15" East 104.00 feet to the Southwest corner of said Tract 16; thence South 89° 52' 00" East 297.50 feet; thence North 00° 12' 15" West 54.00 feet; thence South 89° 52' 00" East 150.00 feet to the said Westerly right of way line of Kane Street; thence North 00° 12' 15" West 67.75 feet to the point of beginning, with the bearings based on the Southerly line of said Tract 16 as being South 89° 52' 00" East as per the recorded plat of Kielsmeier Acre Tracts.

PARCEL 2:

A portion of Tract 16, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 16, KIELSMEIER ACRE TRACTS; thence North 0° 05' East along the West boundary of Kane Street a distance of 54.0 feet; thence North 89° 52' West parallel with the South line of said Tract 16 a distance of 150.0 feet; thence South 0° 05' West parallel with Kane Street a distance of 54.0 feet to the South line of said Tract 16; thence South 89° 52' East along the South line of said Tract 16 a distance of 150.0 feet, more or less, to the point of beginning.

CODE 041 MAP 3909-002DB TL 03400 KEY #522063