

2007-016906

Klamath County, Oregon



00032210200700169060020029

09/27/2007 11:11:49 AM

Fee: \$26.00

After Recording Return to:

RHONDA J. BAKER

1020 CALIFORNIA AVE
Klamath Falls - OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

AT2:65223PS

JOHN W. YOOST, herein called grantor, convey(s) to RHONDA J. BAKER, 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 \$15,000.00.
(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 September 26, 2007.

JOHN W. YOOST

STATE OF OREGON, County of Klamath) ss.

On September 26, 2007 personally appeared the above named JOHN W. YOOST and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065233

Before me: Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

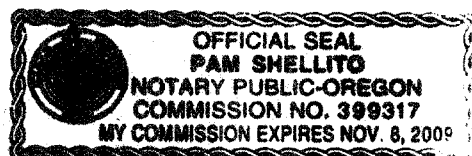


Exhibit A

PARCEL 1:

Lot 6, Block 109, SUPPLEMENTARY PLAT OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029CC TL 05900 KEY #366785

PARCEL 2:

All of Lot 7, and the South 1 1/2 feet of Lot 4, Block 109, being a strip off the Southeasterly corner of said Lot 4, being 45 feet along the line of Lot 7 of said Block 109 and 1 1/2 feet deep along the alley, all of said lots being located in Block 109, SUPPLEMENTARY PLAT OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029CC TL 06000 KEY #366776