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02/26/2008 03:17:15 PM

Fee: \$26.00



After recording return to:
Joseph M. Baker and Errane D. Baker
6202 Reeder Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Joseph M. Baker and Errane D. Baker
6202 Reeder Road
Klamath Falls, OR 97603

File No.: 7021-1174504 (DMC)
Date: February 15, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Mark J. Ericks and Brenda A. Ericks, husband and wife, Grantor, conveys and warrants to **Joseph M. Baker and Errane D. Baker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 1, BLOCK 1, TRACT NO. 1099, ROLLING HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$287,500.00**. (Here comply with requirements of ORS 93.030)

Flw-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19 day of February, 2008.

Mark J. Ericks
Mark J. Ericks

Brenda A. Ericks
Brenda A. Ericks

STATE OF CALIFORNIA)
County of RIVERSIDE)ss.

This instrument was acknowledged before me on this 19 day of FEBRUARY, 2008
by **Mark J. Ericks and Brenda A. Ericks.**

Becky Baroni

Notary Public for Riverside
My commission expires: 03/01/2011

