



THIS SPACE R

2008-003076

Klamath County, Oregon



03/11/2008 11:26:12 AM

Fee: \$26.00

After recording return to:

Jared L. Baker

7505 Hilyard Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Jared L. Baker

7505 Hilyard Avenue

Klamath Falls, OR 97603

Escrow No. MT81605-MS

Title No. 0081605

SWD

STATUTORY WARRANTY DEED

Gabriel Smith and Rebecca Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jared L. Baker**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$116,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 7 day of March, 2008

Gabriel Smith

Rebecca Smith

STATE OF ~~CALIFORNIA~~ Oregon

COUNTY OF Klamath ^{ss.}

On March 7, 2008 before me, Sandra Coffman personally appeared Gabriel Smith and Rebecca Smith personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

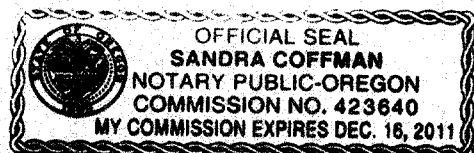


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a point marked by a 2-inch iron pipe, which is 30 feet North of the Southwest corner of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon to the True Point of Beginning; thence East parallel to the Southerly line of said Section a distance of 68 feet; thence North at right angles to the Southerly line of said Section and parallel to the Westerly line of said Section a distance of 207 feet; thence West and parallel to said Southerly line of said Section a distance of 68 feet to the Westerly line of said Section 6; thence South a distance of 207 feet to the point of beginning, and being situated in and a portion of Government Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with an undivided interest in and to the following described parcel of land with a well, being described as follows:

Beginning at a point 30 feet South and 100 feet East of the Section corner common to Sections 1 and 12 of Township 39 South, Range 9, and Sections 6 and 7 of Township 39 South, Range 10 East of the Willamette Meridian, Klamath County Oregon; thence South 13 feet; thence East 10 feet; thence North 13 feet; thence West 10 feet to the point of beginning, together with the building and water supply equipment thereon.