

MT81972-KR

THIS SPACE RE

2008-007044

Klamath County, Oregon



05/13/2008 11:15:53 AM

Fee: \$21.00

After recording return to:

Baley-Trotman Farms, an Oregon General  
Partnership

PO Box 531

Merrill, OR 97633

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

Baley-Trotman Farms, an Oregon General  
Partnership

PO Box 531

Merrill, OR 97633

Escrow No. MT81972-KR

Title No. 0081972

SWD

### STATUTORY WARRANTY DEED

**Lon E. Baley, Nancy L. Baley, Mark R. Trotman, Dawn M. Trotman doing business as Baley-Trotman Farms, an Oregon Assumed Business Name, Grantor(s) hereby convey and warrant to Baley-Trotman Farms, an Oregon General Partnership, 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:**

All of Farm Unit "H", according the Farm Unit Plat, or Lot 13, the S1/2, the S1/2 of the N1/2, and the S1/2 of the N1/2 of the N1/2 of Lot 12 of Section 14 in Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO an easement to Klamath County, being Stateline Road, per Klamath County Commissioner's Journal 7, page 247.

SUBJECT TO an easement to Klamath County, being Adams Point Road, per Klamath County Commissioner's Journal 7, page 52.

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 **\$1.00**.

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 12<sup>th</sup> day of **May, 2008**.

\_\_\_\_\_  
Lon E. Baley

\_\_\_\_\_  
Mark R. Trotman

All doing business as Baley-Trotman Farms, an Oregon Assumed Business Name

\_\_\_\_\_  
Nancy L. Baley

\_\_\_\_\_  
Dawn M. Trotman

State of Oregon  
County of Klamath

This instrument was acknowledged before me on May 12, 2008, by Lon E. Baley, Nancy L. Baley, Mark R. Trotman and Dawn M. Trotman all doing business as Baley-Trotman Farms, an Oregon Assumed Business Name.



\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires: 11/16/2011

21 AMT