

WTC 83087-PS

THIS SPACE R

2008-010983

Klamath County, Oregon



08/01/2008 03:33:52 PM

Fee: \$21.00

After recording return to:

JAMES R. BAKER & BARBARA E. BAKER

5179 BRIANA DR.

KLAMATH FALLS, OR 97603

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

JAMES R. BAKER & BARBARA E. BAKER

5179 BRIANA DR.

KLAMATH FALLS, OR 97603

Escrow No. MT83087-PS

Title No. 0083087

SWD

STATUTORY WARRANTY DEED

RICHARD E. WALKER and SHERRILEE WALKER, as tenants by the entirety, Grantor(s) hereby convey and warrant to JAMES R. BAKER and BARBARA E. BAKER, husband and wife, 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:

Lot 63, Tract 1445, REGENCY ESTATES - PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

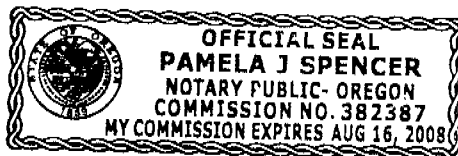
The true and actual consideration for this conveyance is \$245,000.00.

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 1st day of August, 2008

Richard E. Walker signature and name RICHARD E. WALKER

Sherrilee Walker signature and name SHERRILEE WALKER



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 1, 2008 by RICHARD E. WALKER and SHERRILEE WALKER.

Pamela J Spencer signature and name (Notary Public for Oregon)

My commission expires 8/16/2008

KLAMATH