

2010-000257

Klamath County, Oregon



00077725201000002570020023

01/08/2010 09:21:52 AM

Fee: \$42.00

After Recording Return to:

EDWIN C. BAKER and CASSIE D. BAKER
7418 REEDER ROAD
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

EDWIN C. BAKER and CASSIE D. BAKER
7418 REEDER ROAD
KLAMATH FALLS, OR 97601

ATE 67273

WARRANTY DEED

(INDIVIDUAL)

MARGARET M HUBER, herein called grantor, convey(s) to EDWIN C. BAKER and CASSIE D. BAKER, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREO FOR LEGAL DESCRIPTION

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 \$175,000.00.
(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 SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated January 6, 2010.

MARGARET M HUBER

STATE OF OREGON, County of Klamath) ss.

On January 7, 2010 personally appeared the above named MARGARET M HUBER and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 67273MS

Before me:
Notary Public for Oregon
My commission expires: 3/10/2013
Official Seal

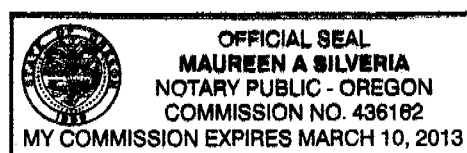


Exhibit A

PARCEL 1:

A TRACT of land located in the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1396.34 feet North and 903.42 feet West of the Southeast corner of said Section 19; thence South, 188.48 feet to the Southeast corner of a parcel of land described in Volume 361 at Page 485 of the Deed Records of Klamath County for the true point of beginning of this description; thence West, along the South boundary of said parcel, 231.11 feet; thence South, 193.94 feet to the Southwest corner of a parcel of land described as the exception parcel in Deed Volume M69 at Page 6055; thence North 87° 09' East, along the South boundary of said parcel, 231.40 feet to the Southwest corner of a parcel of land described in Deed Volume M74 at Page 15486; thence North, along the West boundary of said parcel 182.43 feet to the true point of beginning.

PARCEL 2:

A TRACT of land situated in the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian and running thence West 231.11 feet; thence South 188.48 feet; thence East 231.11 feet; thence North 188.48 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress to the above described property over a strip of land 60.0 feet in width, the centerline of which is described as follows: Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence East 903.42 feet to the West right of way of the Country road know as Reeder Road.

CODE: 170 MAP: 3910-019D0 TL: 01400 KEY: 598703