



00089046201000099320020029

08/20/2010 08:56:39 AM

Fee: \$42.00

After Recording Return to:

RON A. BAKER and FABIAN N. BAKER

1007 Bismark 97601

K. Falls, Oregon

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 67981

WARRANTY DEED
(INDIVIDUAL)

CATHERINE FERREIRA, who acquired title as CATHERINE LYNN WELLS, herein called grantor, convey(s) to RON A. BAKER and FABIAN N. BAKER, husband and wife, 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 hereof.

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 \$195,200.00.
(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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated July 22, 2010.

Catherine Ferreira
CATHERINE FERREIRA

STATE OF OREGON, County of Klamath) ss.

On August 13, 2010 personally appeared the above named CATHERINE FERREIRA and acknowledged the foregoing instrument to be her voluntary act and deed.

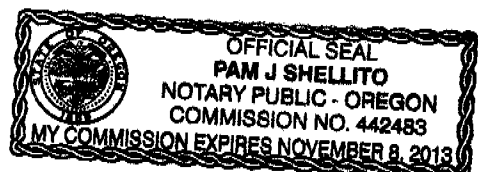
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67981PS

Before me: Pam J Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2013

Official Seal



ATE# 42

Exhibit A

Unit 8 of Stage 5 of Harbor Isles Golf Course Condominium, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 5 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 23rd day of June, 1999 in the Records of Klamath County, Oregon.

CODE:001 MAP:3809-019CD TL:80012 KEY:R885377