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2011-011785
Klamath County, Oregon



THIS SPACE RI



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10/21/2011 10:25:52 AM

Fee: \$47.00

After recording return to:
Gary Dewayne Baker and Niza
Marcelle Baker
33942 Modoc Point Road
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Gary Dewayne Baker and Niza Marcelle
Baker
33942 Modoc Point Road
Chiloquin, OR 97624

File No.: 7021-1762224 (TM)
Date: September 20, 2011

STATUTORY WARRANTY DEED

Charles L. House, Grantor, conveys and warrants to **Gary Dewayne Baker and Niza Marcelle Baker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$158,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20 day of October, 2011.

Charles L. House by Charla House-Rhodes

Charles L. House by Charla House-Rhodes
as Attorney In Fact

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 20 day of October, 2011
by **Charla House-Rhodes as attorney in fact for Charles L. House.**

[Signature]
Notary Public for Oregon

My commission expires: 3/31/14

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lot 25, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Westerly right of way line of the Modoc Point Road from which the South quarter corner of said Section 18 bears South 39 degrees 16' 00" East 970.62 feet; thence North 89° 34' 21" West 219.92 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap; thence continuing North 89 degrees 34' 21" West 2 feet, more or less, to the mean high water line of Agency Lake; thence along said high water line, North 06 degrees 54' 27" East 220.75 feet; thence East 2 feet more or less, to a 1/2" iron pin with L.S. 362 plastic cap; thence continuing East 184.76 feet to a 1/2" iron pin with L.S. 362 plastic cap on the Westerly right of way line of the Modoc Point Road; thence along said right of way line South 00° 51' 56" East 46.45 feet to a 5/8" iron pin with L.S. 362 plastic cap, and on the arc of a curve to the left (radius equals 2894.79 feet and central angle equals 03° 27' 19") 174.57 feet to the point of beginning with bearings based on record of Survey Map 3219.