



THIS SPACE

2012-010702

Klamath County, Oregon



00124891201200107020020022

09/27/2012 02:46:51 PM

Fee: \$42.00

After recording return to:

Derrick J. Rowley

1526 Etna Street

Klamath Falls, OR 97603

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

Derrick J. Rowley

1526 Etna Street

Klamath Falls, OR 97603

Escrow No. MT95042-CT

Title No. 0095042

SWD r.020212

STATUTORY WARRANTY DEED

James E. Baldwin,

Grantor(s), hereby convey and warrant to

Derrick J. Rowley,

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:

Tract 10, GARDEN TRACTS, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 2 feet of the Easterly 100 feet.

ALSO EXCEPTING THEREFROM: Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor partition 81-19, as filed in the office of the County Engineer of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$132,500.00**.

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:

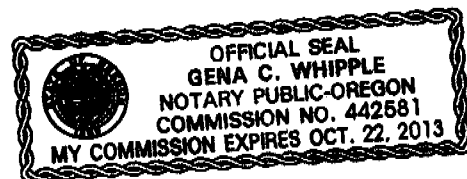
2012-2013 Real Property Taxes a lien not yet due and payable.

4/27/12

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of Sept, 12

James E. Baldwin
James E. Baldwin



State of Oregon
County of KLAMATH

Baldwin

This instrument was acknowledged before me on September 25, 2012 by James E. Baldwin.

Gena C. Whipple
(Notary Public for Oregon)

My commission expires 10.22.2013