

**2012-011560**

Klamath County, Oregon

10/17/2012 11:08:04 AM

Fee: \$47.00

After recording return to:

Laura R. DeVries

3415 Orindale Road

Klamath Falls, OR 97601

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

Laura R. DeVries

3415 Orindale Road

Klamath Falls, OR 97601

Escrow No. MT94960-MS

Title No. 0094960

SWD r.020212

STATUTORY WARRANTY DEED**Charles E. Baldwin and Tina L. Baldwin, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Laura R. DeVries,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:**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**The true and actual consideration for this conveyance is **\$142,000.00**.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.**

47 AM

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 15th day of OCT, 2012

Charles E. Baldwin
Charles E. Baldwin

Tina L. Baldwin
Tina L. Baldwin

By Tina L. Baldwin, POA
Tina L. Baldwin, his attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/15, 2012 by Tina L. Baldwin, individually and as attorney in fact for Charles E. Baldwin.

[Signature]

(Notary Public for Oregon)

My commission expires 12/2014

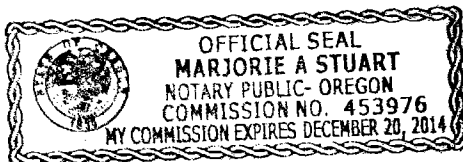


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a one-half inch iron pin on the East right-of-way line of Orindale Road, said point being South 1° 18' West a distance of 297.46 feet and East a distance of 30.00 feet from the Northwest corner of the NE1/4 SE1/4 of said Section 12; thence South 1° 18' West along said East line of Orindale Road a distance of 122.69 feet to an iron axle; thence East a distance of 353.86 feet to an iron axle; thence North 1° 18' East a distance of 122.69 feet to a one-half inch iron pin; thence West a distance of 353.86 feet to the point of beginning.