

THIS INSTRUMENT WILL NOT ALLOW USE OF THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND REGULATIONS. BEFORE SIGNING OR ACCEPTING THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS. (ORS 93.040 (1))

2007-018660  
Klamath County, Oregon



00034278200700186600020025

10/31/2007 09:55:14 AM

Fee: \$26.00

ASSESSOR PARCEL No. R-3313-02300-02300-000  
NOTE: Deed prepared by Grantor Below.  
NAME: ALVA J. BAKER  
ADDRESS: 31535 AVENIDA DEL REPOSO  
CITY/ST/ZIP: TEMECULA, CA 92591

WHEN RECORDED MAIL TO (GRANTEE):  
MAIL TAX STATEMENTS TO (GRANTEE):  
NAME: VIKTOR SHOSTAK  
ADDRESS: 5226 HEMLOCK ST #24  
CITY/ST/ZIP: SACRAMENTO, CA 95841

**SPECIAL WARRANTY DEED** *SALE PRICE \$8,000.00*

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (seller) whose name(s) is/are :

BAKER ALVA J AND MARY BAKER TRUSTEE +, BAKER FAMILY TRUST.  
Does convey and specially warrants to:

VIKTOR SHOSTAK  
Grantee, the following described real property free of encumbrances created by the Grantor, situated in:  
KLAMATH COUNTY, OREGON

KLAMATH FALLS FOREST ESTATES SYCAN UNIT,  
BLOCK 17, LOT 5N, 900' OF W 450', ACRES 9.30  
R-3313-02300-02300-000

Witness Whereof, my hand has been set on 9-11, 2007

*Alva J. Baker*  
Signature on line above  
Alva J. Baker  
Print on line above

*Mary F. Baker*  
Signature on line above  
Mary F. Baker  
Print on line above

See All-PAH, 20\_\_\_\_ By\_\_\_\_  
On 9-11  
Witness my hand and official seal

Notary Public in and for California County and State

My commission expires on: \_\_\_\_\_

*ACKNOWLEDGMENT*

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Riverside

On

9-11-07

Date

before me,

Tara Lorack, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

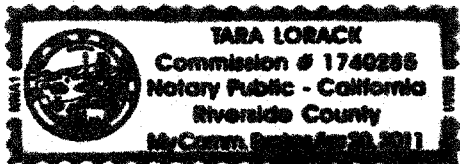
Alva J. Baker and Mary F. Baker

Name(s) of Signer(s)

☐ personally known to me

☒ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Special Warranty Deed

Document Date:

9-11-07

Number of Pages:

1

Signer(s) Other Than Named Above:

- None -

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

Alva J. Baker

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☒ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

Self

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

Mary F. Baker

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☒ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

Self

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here