

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
James R. Baker and Barbara E. Baker, Trustees
12320 Anderson Road
Klamath Falls OR 97603

2008-011132

Klamath County, Oregon



00051027200800111320020029

08/06/2008 08:14:14 AM

Fee: \$26.00

BARGAIN AND SALE DEED

James R. Baker and Barbara E. Baker, husband and wife, Grantors, convey unto James R. Baker and Barbara E. Baker, as Trustees of the James and Barbara Baker Family Trust, uda August 1, 2008, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel 1 of land partition 10-02 being a replat of Parcel 1 of land partition 24-01 and minor partition 79-82 situated in the W½ of Section 3, Township 41 South, Range 10 E., W.M. in Klamath County, Oregon.

Klamath County Assessor's Tax Account No. R-4110-00300-01300
Key No. 100964

More commonly referred to as 12320 Anderson Road
Klamath Falls, Oregon 97603

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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. 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.

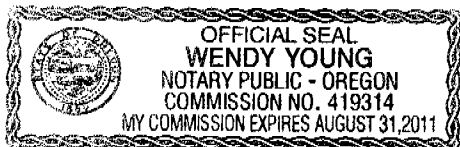
Dated this 1 day of August, 2008.

James R. Baker
James R. Baker

Barbara E. Baker
Barbara E. Baker

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 1, 2008 by James R. Baker and Barbara E. Baker.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2011