

107C 85608

2009-010376

Klamath County, Oregon

After recording return to:
Theodore Baker Jr. Bobby R. Baker 409 Quincy Avenue Cottage Grove, OR 97424
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00070363200900103760010017

07/31/2009 11:37:25 AM

Fee: \$21.00

Order Number: 25901

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jerry A. Beck and Vickie R. Beck, who acquired title as Vickie R. Harper , not as tenants in common, but with the right of survivorship Grantors convey and warrant to ^{as tenants by the entirety} Theodore Baker Jr. and Bobby R. Baker, ~~as tenants by the entirety~~, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 10 in Block 14 of Tract No. 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 163922

Map/Tax Lot No(s): 2607-001B0-08900

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$179,000.00**. (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. 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.

Executed this 29 day of July, 2009

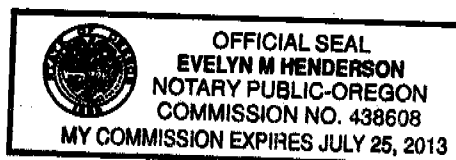
Jerry A. Beck
Jerry A. Beck

Vickie R. Beck
Vickie R. Beck

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 29 day of July, 2009 by **Jerry A. Beck and Vickie R. Beck**

Evelyn M Henderson
Notary Public for Oregon
My commission expires: 7-25-13



21amt