

NTC 86029-KR

THIS SPACE

2009-014407

Klamath County, Oregon



11/09/2009 03:38:02 PM

Fee: \$37.00

After recording return to:

David J. McNiven

12320 Anderson Road

Klamath Falls, OR 97603

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

David J. McNiven

12320 Anderson Road

Klamath Falls, OR 97603

Escrow No. MT86029-KR

Title No. 0086029

SWD

STATUTORY WARRANTY DEED

Barbara E. Baker, Trustee of the James and Barbara Baker Family Trust, uda August 1, 2008, Grantor(s) hereby convey and warrant to **David J. McNiven and Kay D. McNiven, as tenants by the entirety,** 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:

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 W1/2 of Section 3, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$350,000.00.**

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 6th day of November, 2009.

Trustee of the James and Barbara Baker Family Trust, UDA August 1, 2008

X BY: Barbara E. Baker
Barbara E. Baker, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov. 6, 2009 by Barbara E. Baker, Trustee of the James and Barbara Baker Family Trust, uda August 1, 2008.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

374m