

NTC 80229-SH

2009-014414

Klamath County, Oregon



THIS SPACE



00075200200900144140020025

11/09/2009 03:43:03 PM

Fee: \$42.00

After recording return to:

MATTHEW C. BAKER

PO BOX 144

BONANZA, OR 97623

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

MATTHEW C. BAKER

~~PO BOX 144~~ 4652 Cannon Ave  
~~BONANZA, OR 97623~~ Klamath Falls, OR  
97603

Escrow No. MT86229-SH

Title No. 0086229

SWD-EM

### STATUTORY WARRANTY DEED

**RICHARD E. CLARK and PAULA RENEE CLARK**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MATTHEW C. BAKER**, 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:

Lots 3 and 4 in Block 7 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of 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 **\$121,100.00**.

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.

420mt

Dated this 16 day of November, 2009.

Richard E. Clark  
RICHARD E. CLARK

Paula Renee Clark  
PAULA RENEE CLARK

State of Oregon  
County of Jackson

This instrument was acknowledged before me on November 16, 2009 by RICHARD E. CLARK and PAULA RENEE CLARK.

Carrie Andries  
(Notary Public for Oregon)

My commission expires 3/26/10

