

NTC 88019-DS

THIS SPAC

2010-009921

Klamath County, Oregon



00089032201000099210010011

08/19/2010 03:18:01 PM

Fee: \$37.00

After recording return to:

SIDNEY R. DYER

39755 Bunn Rd.

Bonanza, OR 97623

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

SIDNEY R. DYER

39755 Bunn Rd.

Bonanza, OR 97623

Escrow No. MT88019-DS

Title No. 0088019

SWD r.012910

STATUTORY WARRANTY DEED

RONALD A. BAKER and FABIAN N. BAKER, as tenants by the entirety, Grantor(s) hereby convey and warrant to SIDNEY R. DYER and RITA E. DYER, 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 2 of Major Land Partition 23-89 being a portion of the NE 1/4 of Section 20 and NW 1/4 of Section 21, Township 39 South, Range 12 East of the 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$220,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

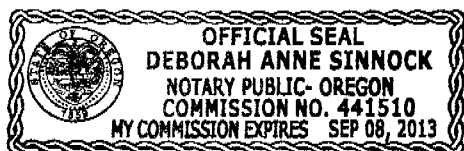
Dated this 17th day of August 2010.

Ronald A. Baker
RONALD A. BAKER

Fabian N. Baker
FABIAN N. BAKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-17-2010 by RONALD A. BAKER and FABIAN N. BAKER.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

37Amf