

WTC 91272-MS

THIS SPACE

2011-011052

Klamath County, Oregon



00108152201100110520020029

10/04/2011 11:17:50 AM

Fee: \$42.00

After recording return to:

Earl D. Baughman

P.O. Box 45

Chiloquin, OR 97624

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

Earl D. Baughman

P.O. Box 45

Chiloquin, OR 97624

Escrow No. MT91272-MS

Title No. 0091272

SWD r.042611

STATUTORY WARRANTY DEED

Russell Gomez and Rae D. Gomez, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Earl D. Baughman and Glenda C. Nixon not as tenants in common, but with right of survivorship,

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:

That portion of the S1/2 S1/2 NW1/4 SW1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Sprague River. Excepting therefrom all that portion lying within Williamson River Road.

The true and actual consideration for this conveyance is **\$77,600.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

4212m

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 27 day of Sept 2011.

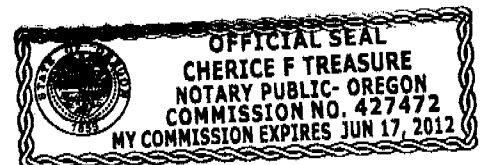
Russell Gomez
Russell Gomez

Rae D Gomez
Rae D. Gomez

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 29, 2011 by Russell Gomez.

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2012



State of Oregon
County of Linn

This instrument was acknowledged before me on Sept 27, 2011 by Rae D. Gomez.

Yvonne G Ward
(Notary Public for Oregon)
My commission expires 3/21/14

