

2011-012647

Klamath County, Oregon



00110019201100126470020024

11/10/2011 11:32:09 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Robert Baker
P. O. Box 914
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Robert and Mary Ann Baker
P.O. Box 914
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

Robert and Mary Ann Baker
P. O. Box 914
Klamath Falls, OR 97601

BARGAIN AND SALE DEED - STATUTORY FORM

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

ROBERT BAKER, **Grantor**, conveys to ROBERT BAKER AND MARY ANN BAKER, Husband and Wife, **Grantees**, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 4 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

"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 434, 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 11 day of 10, 2011.

By: Robert Baker
Robert Baker

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 10, 2011 by Robert Baker.

Margaret John
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9-12-14

