

~ WTC 92990-MS

2012-002645

Klamath County, Oregon



00115200201200026450030034

03/12/2012 11:39:12 AM

Fee: \$47.00

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92990-MS  
Title Order No. 0092990

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: **Curtis P. Baldock and Joyce E. Baldock**

Address: **9149 Dehlinger Lane**

City, ST Zip: **Klamath Falls, OR 97603**

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): Statutory Warranty Deed**

**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

**Seller Name & Address: Georgia Benedict, c/o Becky Frakes 6743 N. Haight Avenue, Portland, OR 97217**

**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

**Buyer Name & Address: Curtis P. Baldock, 9149 Dehlinger Lane, Klamath Falls, OR 97603**

**Buyer Name & Address: Joyce E. Baldock, 9149 Dehlinger Lane, Klamath Falls, OR 97603**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **Curtis P. Baldock**

Address: **9149 Dehlinger Lane**

City, ST Zip: **Klamath Falls, OR 97603**

**6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**

**\$26,000.00**

474wcl



After recording return to:

Curtis P. Baldock

9149 Dehlinger Lane

Klamath Falls, OR 97603

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

Curtis P. Baldock

9149 Dehlinger Lane

Klamath Falls, OR 97603

Escrow No. MT92990-MS

Title No. 0092990

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Georgia Benedict,**

Grantor(s), hereby convey and warrant to

**Curtis P. Baldock and Joyce E. Baldock, 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:

Lot 106, FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$26,000.00**.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7 day of March, 2012.

★ Georgia Benedict  
Georgia Benedict  
by Rebecca Laverne Frakes POA  
Rebecca Laverne Frakes, her attorney in fact

State of Oregon  
County of Washington

This instrument was acknowledged before me on March 7, 2012 by Rebecca Laverne Frakes, as attorney in fact for Georgia Benedict.



(Notary Public for Oregon)

My commission expires 11/17/2012