

MT 90561

THIS SPAC

2012-010146
Klamath County, Oregon



00124213201200101460030030

09/13/2012 02:50:33 PM

Fee: \$47.00

After recording return to:

STANLEY A. WICKERSHAM

BONNIE L. WICKERSHAM

KLAMATH FALLS, OR 97601

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

STANLEY A. WICKERSHAM

BONNIE L. WICKERSHAM

KLAMATH FALLS, OR 97601

Escrow No. MT90561-LW

Title No. 0090561

SWD r.020212

STATUTORY WARRANTY DEED

DEAN M. BAKER and PATRICIA B. BAKER, as tenants by the entirety

Grantor(s), hereby convey and warrant to

STANLEY A. WICKERSHAM and BONNIE L. WICKERSHAM, 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:

Please see the attached exhibit "A"

The true and actual consideration for this conveyance is **\$4,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

47Amf

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 12 day of September, 2012

Dean M. Baker
DEAN M. BAKER

Patricia B. Baker
PATRICIA B. BAKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 12 2012 by DEAN M. BAKER and PATRICIA B. BAKER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel of land located in the NW1/4 of the NE1/4 of Section 13, Township 39 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

From the North quarter section corner of said Section 13, thence easterly along the section line South 88° 33' 39" East 640.34; thence South 88° 31' 01" East 411.29 feet to a point on the original West right of way of State Highway #66; thence South 29° 05' 48" West 320.88 feet; thence South 68° 53' 23" West 335.87 feet; thence South 25° 41' 50" West 259.97 feet to the TRUE POINT OF BEGINNING of said parcel; thence South 25° 41' 50" West 194.90 feet; thence South 50° 30' 21" East 161.97 feet, more or less to the westerly right of way of State Highway #66; thence following along said westerly right of way South 29° 14' 57" West 6.64 feet; thence South 29° 53' 39" West 50.29 feet; thence leaving said State Highway #66 right of way, and continuing on the northwesterly right of way of Holiday Road, on a 543.092 feet radius curve to the right (long chord being South 59° 43' 00" West 221.19 feet); thence South 71° 28' 00" West 185.59 feet; thence leaving said northwesterly right of way North 25° 34' 24" East 442.20 feet; thence North 28° 03' 58" East 165.38 feet; thence South 61° 34' 03" East 98.21 feet, to the point of beginning. Pursuant with Lot Line Adjustment 14-10