

NOTE 90561



THIS SPAC

2012-010148

Klamath County, Oregon



00124215201200101480030034

09/13/2012 02:52:33 PM

Fee: \$47.00

DEAN M. BAKER
5251 HIGHWAY 66
KLAMATH FALLS, OR 97601
Grantor's Name and Address

DEAN M. BAKER
5251 HIGHWAY 66
KLAMATH FALLS, OR 97601
Grantee's Name and Address

After recording return to:
DEAN M. BAKER
5251 HIGHWAY 66
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
DEAN M. BAKER
5251 HIGHWAY 66
KLAMATH FALLS, OR 97601

Escrow No. MT90561-LW
Title No. 0090561
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

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

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

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

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Please see attached exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is Spursuant to lot line adjustment. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47Am

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.

In Witness Whereof, the grantor has executed this instrument this 12 day of September, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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



A 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:

Beginning at the North quarter section corner of said Section 13, thence easterly along the section line South $88^{\circ}33'39''$ East 640.34; thence South $88^{\circ}31'01''$ East 411.29 feet to a point on the original West right of way of State Highway #66; thence South $29^{\circ}05'48''$ West 320.88 feet; thence South $68^{\circ}53'23''$ West 335.87 feet; thence South $25^{\circ}41'50''$ West 259.97 feet; thence North $61^{\circ}34'24''$ West 98.21 feet thence South $28^{\circ}03'58''$ West 165.38 feet thence South $25^{\circ}34'24''$ West 442.20 feet, to the northwesterly right of way of Holiday Road; thence, following along said right of way, South $71^{\circ}28'00''$ West 114.31 feet to the West line of the NE1/4 of Section 13; thence leaving said northwesterly right of way, North $0^{\circ}16'32''$ West 1196.73 feet to the point of beginning. Pursuant to Lot Line adjustment 14-10