



2012-012597
 Klamath County, Oregon
 11/13/2012 03:32:19 PM
 Fee: \$47.00

After recording return to:

BRIAN J. B. HIGGINS

C/O KAREN BUELL

25586 CAMBELL LANE

CONDON, OR 97823

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

BRIAN J. B. HIGGINS

C/O KAREN BUELL

25586 CAMBELL LANE

CONDON, OR 97823

Escrow No. MT95706-LW

Title No. 0095706

SWD r.020212

STATUTORY WARRANTY DEED

KEVIN L. BAKER,

Grantor(s), hereby convey and warrant to

BRIAN J. B. HIGGINS,

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:

Lots 29 and 30, Block 35, First Addition to Klamath Falls Forest Estates, 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 **\$15,000.00**.

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:

L7 AMT

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 November, 2012.

Kevin L. Baker
KEVIN L. BAKER

STATE OF CALIFORNIA

ss.

COUNTY OF

On _____, 2012 before me, _____ personally appeared KEVIN L. BAKER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

**SEE ATTACHED
ACKNOWLEDGEMENT**

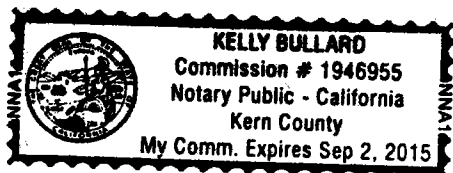
**I CERTIFY UNDER PENALTY OF PERJURY
UNDER THE LAWS OF THE STATE
OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of KERN }

On 11-12-12 before me, KELLY BULLARD, Notary Public,

personally appeared KEVIN L. BAKER
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kelly Bullard
Signature of Notary Public

--- OPTIONAL ---

Description of Attached Document

Title or Type of Document Statutory warranty deed
Document Date: 11-12-12 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer --- Title(s): _____ ☐ Corporate Officer --- Title(s): _____

☒ Individual

☐ Partner --- ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Right Thumbprint
Of Signer

☐ Individual

☐ Partner --- ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Right Thumbprint
Of Signer