



**2012-013279**  
Klamath County, Oregon  
11/30/2012 12:00:40 PM  
Fee: \$42.00

After recording return to:  
Jeffrey Wayne Roberson  
39598 Auberry Rd.  
Auberry, CA 93602

Until a change is requested all tax statements shall be sent to the following address:  
Jeffrey Wayne Roberson  
39598 Auberry Rd.  
Auberry, CA 93602

Escrow No. MT95245-KR  
Title No. 0095245  
SWD r.020212

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**STATUTORY WARRANTY DEED**

**Eric S. Baxter and Tanya M. Baxter, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Jeffrey Wayne Roberson and Carol Louise Roberson, 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 28 in Block 39, **FIRST ADDITION TO KLAMATH FALLS FOREST ESTATES**, , according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$7,500.00**.

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.**

42 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 31<sup>st</sup> day of October, 2012

X Eric S. Baxter  
Eric S. Baxter

X Tanya M. Baxter  
Tanya M. Baxter

State of Nevada  
County of Humboldt

This instrument was acknowledged before me on October 31, 2012 by Eric S. Baxter and Tanya M. Baxter.

Ashley Maden  
(Notary Public for Nevada)

My commission expires 9/16/2013

