

1st
1947120-ALF

2012-014256
Klamath County, Oregon
12/24/2012 11:35:13 AM
Fee: \$42.00



THIS SPACE RESERVED FOR RECORD

After recording return to:
James S Baker and Stacey A Baker
1596 Horizon Ridge Drive NE
Keizer, OR 97303

Until a change is requested all tax
statements shall be sent to the
following address:
James S Baker and Stacey A Baker
1596 Horizon Ridge Drive NE
Keizer, OR 97303

File No.: 7021-1947120 (ALF)
Date: August 23, 2012

STATUTORY WARRANTY DEED

Sandy P Greenwald Trustee of the Living Trust of Sandia Corning Pearson uad October 25, 2001, Grantor, conveys and warrants to **James S Baker and Stacey A Baker, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcels 1 and 2 of Land Partition No. 29-07, being a part of Government Lots 15 and 16, located in the Northeast One-Quarter of the Southwest One-Quarter of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

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 21 day of December, 2012.

Sandy P Greenwald Trustee of the Living Trust of Sandia Corning Pearson uad October 25, 2001

Sandy P Greenwald
Sandy P Greenwald, Trustee

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on this 21 day of December, 2012 by **Sandy P Greenwald**.

[Signature]

Notary Public for Oregon
My commission expires: 9-26-2016

