



2013-002973
Klamath County, Oregon
03/19/2013 11:06:52 AM
Fee: \$42.00

After recording return to:

Barbara Ann Owings Cross

10714 Whistleberry Way

Redding, CA 96003

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

Barbara Ann Owings Cross

10714 Whistleberry Way

Redding, CA 96003

Escrow No. MT96795-KR

Title No. 0096795

SWD r.020212

STATUTORY WARRANTY DEED

Richard Freeman Baskin, Trustee of The Richard Baskin Family Trust Dated January 24, 2012,

Grantor(s), hereby convey and warrant to

Barbara Ann Owings Cross,

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:

The N1/2 of Lot 14 in Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting therefrom the Easterly 5 feet thereof, acquired by Klamath County in Deed Volume 348, page 589, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$48,000.00**.

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:

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 18 day of March, 2013.

The Richard Baskin Family Trust

X BY: Richard Freeman Baskin Trustee
Richard Freeman Baskin, Trustee

California
State of ~~Oregon~~
County of ~~KLAMATH~~
LOS Angeles

This instrument was acknowledged before me on March 18, 2013 by Richard Freeman Baskin, Trustee of The Richard Baskin Family Trust Dated January 24, 2012.

Domonique M. Smith
(Notary Public for ~~Oregon~~)

California
My commission expires September 28, 2016

