

Returned to County

2013-004039
Klamath County, Oregon



00134354201300040390010018

04/16/2013 03:43:16 PM

Fee: \$37.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Keith V. Hill 540 Pelican Street Klamath Falls, OR 97601
--	--

GRANTOR:
Eric J. Baker
6447 Jake Road
Klamath Falls, OR 97601

GRANTEE:
Keith V. Hill
540 Pelican Street
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Eric J. Baker, Grantor, conveys to Keith V. Hill, Grantee,
the following described real property situated in the County of
Klamath, State of Oregon, to-wit:

Lot 8, Block 1, CHIA PARK, according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No. 3809-019DC-04000-000 Key No. 438734

The true and actual consideration for this transfer is
\$150,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER
855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 22 day of March 2013.
JE 28

Eric J. Baker
Eric J. Baker

STATE OF OREGON)
) ss.
County of Klamath)

30 ~~March~~ Personally appeared before me this 22nd day of January 2013, the above-named Eric J. Baker and acknowledged the foregoing instrument to be his voluntary act and deed.



Juana Ruiz
Notary Public for Oregon
My Commission expires: July 10, 2015