



THIS SPACE RESERVED FOR

2013-013445

Klamath County, Oregon

12/06/2013 12:09:52 PM

Fee: \$42.00

After recording return to:

JIMMY R. RUSSELL

6640 TEAL DRIVE

BONANZA, OR 97623

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

JIMMY R. RUSSELL

6640 TEAL DRIVE

BONANZA, OR 97623

Escrow No. MT99635-LW

Title No. 0099635

SWD r.020212

STATUTORY WARRANTY DEED

**PERRINE AND BAER PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY,**

Grantor(s), hereby convey and warrant to

JIMMY R. RUSSELL,

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 17 and 18 in Block 45 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2**,
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 **\$100,000.00**.

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:

42.00 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 5 day of December, 2013

Perrine & Baer Properties, LLC, A California Limited Liability Company

By: Cornelia G. Baer member
Cornelia G. Baer, trustee of the Cornelia G. Baer Trust
dated November 20, 2002,

By: Dawn Perrine, Member
Dawn Perrine

STATE OF CALIFORNIA

COUNTY OF VENTURA^{SS.}

On DEC 5, 2013, 2013 before me, HYUN OK GRANT personally appeared CORNELIA G. BAER, TRUSTEE OF THE CORNELIA G. BAER TRUST DATED NOVEMBER 20, 2005 AND DAWN PERRINE, MEMBER OF PERRINE & BAER PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 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

Hyun Ok Grant

