

2014-001198

Klamath County, Oregon



00148409201400011980020026

02/11/2014 03:18:13 PM

Fee: \$47.00

## Grantor's Name and Address

Jack and Lynda Baker  
9375 Hwy 39  
Klamath Falls OR 97603

## Grantee's Name and Address

Jack Baker and Lynda Baker,  
Husband and Wife  
9375 Hwy 39  
Klamath Falls OR 97603

## After Recording Return to:

Jack Baker and Lynda Baker,  
Husband and Wife  
9375 Hwy 39  
Klamath Falls OR 97603

## Until requested otherwise, send all tax statements to:

Jack Baker and Lynda Baker,  
Husband and Wife  
9375 Hwy 39  
Klamath Falls OR 97603

## BARGAIN AND SALE DEED

We, Jack and Lynda Baker, do hereby grant, bargain and convey all right, title and interest to Jack Baker and Lynda Baker, Husband and Wife, the following described real property situate in Klamath County, Oregon, to wit:

MAP: R-3910-03000-01500-000

ACRES: 120.20

CODE: 170

9375 Hwy 39, Klamath Falls, OR 97603

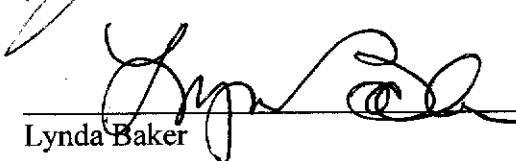
See Exhibit A, attached

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0.00-. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 11 day of February, 2014.

  
Jack Baker

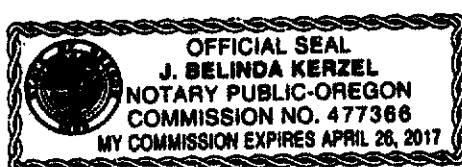
  
Lynda Baker

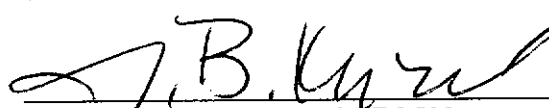
STATE OF Oregon )

)ss:

County of Klamath )

ACKNOWLEDGED BEFORE ME this 11 day of Feb, 2014, by Jack Baker and Lynda Baker.



  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-26-17

## PARCEL 1:

All those portions of SE 1/4 NW 1/4 and N 1/2 SW 1/4 in Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeasterly of the U.S.R.S. "C" Canal and Southwesterly of the U.S.R.S. "C-G" Cutoff Channel.

## PARCEL 2:

All of SE 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of the U.S.R.S. "C-G" Cutoff Channel and North of the Northerly right of way boundary of the Lost River Diversion Canal as presently enlarged.

## PARCEL 3:

All of S 1/2 SW 1/4 lying Easterly of the Great Northern Railroad right of way and North of the Northerly right of way boundary of the Lost River Diversion Canal as presently enlarged, in Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 170 MAP 3910-3000 TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day  
of Dec A.D., 19 94 at 11:39 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 37295

Evelyn Biehn - County Clerk

By Pauline Muelendorp

FEE \$35.00