

2014-001199

Klamath County, Oregon



00148410201400011990020021

02/11/2014 03:18:18 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-3901-03100-00600-000

ACRES: 42.18

CODE: 170

TWP 39 RNGE 10, BLOCK SEC 31, TRACT W2NW4 & POR LOT 3 & 4 LY WLY OF RR

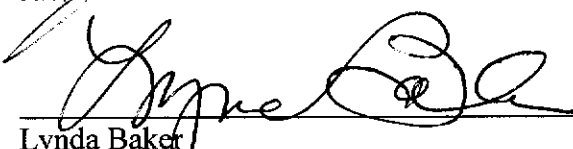
See Exhibit A, attached

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.

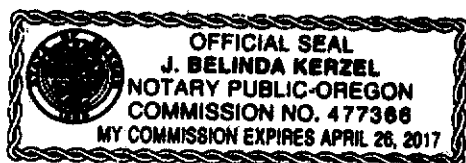
DATED this 11 day of February, 2014.


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

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described parcel of land lying Westerly of the Burlington Northern Railroad and Easterly of the No. 1 Drain in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

All of Government Lots 2, 3, 4 and Government Lot 10 lying North of the Lost River and the W1/2 of the NW1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon not already conveyed to the United States for canals and drains and which is situated North of a line beginning at a point on the center line of the County Road, and North 428.9 feet of the quarter corner on the West side of said Section 31, and running thence North 89 degrees 45' East 1660 feet to the West edge of the U.S.R.S. Drain Ditch; thence South 300 feet; thence North 89 degrees 45' East 760 feet, more or less, to the meander line of Lost River. ALSO that portion of the NW corner of Government Lot 9 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which adjoins Government Lot 10 on the West side of the river.

EXCEPTING THEREFROM any portion lying within the right of way of the Great Northern Railway Company.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of May A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 16352

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross