

**2014-009373**

Klamath County, Oregon

09/09/2014 10:56:32 AM

Fee: \$47.00

After recording return to:

MARK D. STOKES

P.O. Box 560

Rio Vista, CA 94571

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

MARK D. STOKES

P.O. Box 560

Rio Vista, CA 94571

Escrow No. MT101397DS

Title No. 0101397

SWD r.020212

STATUTORY WARRANTY DEED

WILLIAM A. BAKER and BONNIE R. BAKER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MARK D. STOKES, as to an undivided 50% Interest and PATRICIA L. STOKES, as to an undivided 50% Interest, as tenants in common,

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 1, 2 and 3, Block 1, SOUTH CHILOQUIN, 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 **\$74,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

\$47.00

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, 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 3 day of Sept, 2014

William A. Baker
WILLIAM A. BAKER

Bonnie R. Baker
BONNIE R. BAKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-3-, 2014 by WILLIAM A. BAKER and BONNIE R. BAKER.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

