

After Recording Return To
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408

2014-009867
Klamath County, Oregon
09/23/2014 09:49:06 AM
Fee: \$47.00



After recording return to:
Monroe Family Trust
4284 Hyacinth
Eugene, OR 97404

Until a change is requested all tax
statements shall be sent to the
following address:
Monroe Family Trust
4284 Hyacinth
Eugene, OR 97404

File No.: 7191-2318204 (SW)
Date: September 12, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald L. Baker, Trustee and Miriam E. Baker, Trustee, of the Donald L. and Miriam E Baker Family Trust, Grantor, conveys and warrants to **Michael W. Monroe and LaNita K. Monroe, Trustees, of the Monroe Family Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 48 in Block 3 of Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2014-2015** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

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 22 day of Sept, 2014.

Donald L. Baker Trustee and Miriam E.
Baker Trustee, of the Donald L. and Miriam
E Baker Family Trust

Donald L. Baker

Donald L. Baker, Trustee

Miriam E. Baker

Miriam E. Baker, Trustee

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 22 day of Sept, 2014
by Donald L. Baker and Miriam E. Baker, Trustees of the **Donald L. & Miriam E. Baker Family Trust**.

Shawna E Wood

Notary Public for Oregon
My commission expires:

7/17/18

