

2014-010853

Klamath County, Oregon

After recording, please send to:

Dean and Patricia Baker

5251 Hwy 66

Klamath Falls, Oregon 97601



00160256201400108530040048

10/16/2014 01:07:25 PM

Fee: \$57.00

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 15th day of October, 2014.

By Grantors: **Dean and Patricia Baker**, To Grantees: **Dean Baker and Patricia Baker, as trustees of the Dean Baker and Patricia Baker Revocable Living Trust dated October 15, 2014.**

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

See Exhibit "A"

The above described property is free of encumbrances except all those of record, if any, as of the date of this deed.

The true actual consideration for this transfer is \$0.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Sherry Wells
(Signature of Witness)

Sherry Wells
(Printed Name of Witness)

Dean Baker
Dean Baker

Patricia Baker
Patricia Baker

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Dean Baker and Patricia Baker, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before me on this 15th day of October, 2014.



Mika Blain
Notary Public for Oregon
My Commission Expires: 10-27-17



State of Oregon, County of Klamath
 Recorded 10/12/04 2:31 p m
 Vol M04 Pg 69169-78
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Joe Chavez

*5127 Hwy 39
 Klamath Falls OR 97603*

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

File No.: 7021-455418 (SAC)
 Date: October 05, 2004

STATUTORY BARGAIN AND SALE DEED

Charri

Joe Chavez, Grantor, conveys to Joe Chavez and ~~Sharri~~ Chavez, as tenants by the entirety,
 Grantee, the following described real property:

**Parcel 1 of Partition No. 10-96 filed September 5, 1996 in the office of the County Clerk of
 Klamath County, Oregon, located in Section 18, Township 39 South, Range 10 East of the
 Willamette Meridian, Klamath County, Oregon.**

THIS INSTRUMENT WILL 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 APPROVED USES AND TO
 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)

Dated this 6 day of October, 2004.
 Joe Chavez

[Signature]
 Joe Chavez

69170

APN: 597848

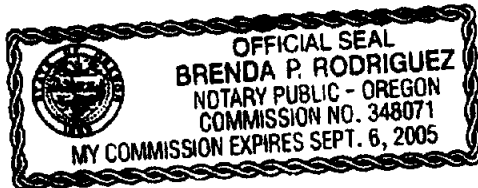
Bargain and Sale Deed
- continued

File No.: 7021-455418 (SAC)
Date: 10/05/2004

STATE OF Oregon)

County of) ss.

This instrument was acknowledged before me on this 6 day of October, 2004
by **Joe Chavez**.



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-05