

187 2370261-LW



After recording return to:
Barbara Brownson
5641 Homedale Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Barbara Brownson
5641 Homedale Rd
Klamath Falls, OR 97603

File No.: 7021-2370261 (LW)
Date: January 07, 2015

2015-001814

Klamath County, Oregon

02/27/2015 03:29:17 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeremiah R Baker and Tia M Baker, husband and wife, Grantor, conveys and warrants to **Barbara Brownson**, 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:

A parcel of land in the S 1/2 of the NE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at an iron pipe on the East line of Homedale Road 30 feet East and 228.65 feet South from the Northwest corner of said S 1/2 of the NE 1/4 of SE 1/4 and running thence North 89°37' East 187.8 feet; thence South parallel to Homedale Road 160 feet to an iron pipe; thence South 89°37' West 187.8 feet to an iron pipe on the East line of Homedale Road; thence North along said East line 160 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof described in Deed to Timothy Kerns, et al, recorded July 1, 1999, in Volume M99, page 26370, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Situated in the S 1/2 NE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Consideration \$63,000.00

F.
57.00

Beginning at a point on the Easterly right of way line of Homedale Road from which the C-N-SE 1/64 of said Section 14 bears North 00°00'20" East 228.65 feet and South 89°39'25" West 30.00 feet; thence South 89°39'25" East 187.79 feet; thence South 00°00'20" West 60.00 feet; thence South 89°39'25" West 187.79 feet to the said Easterly right of way line of Homedale Road; thence North 00°00'20" East 60 feet to the point of beginning. (Based on Property Line Adjustment 10-99 on file in the office of the Klamath County Surveyor)

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.

The true consideration for this conveyance is **\$63,000.00**. (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 27 day of February, 2015.

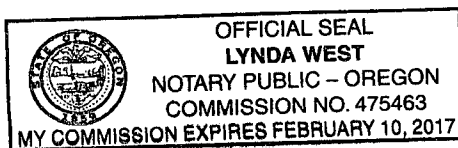
Jeremiah R Baker
Jeremiah R Baker

Tia M Baker
Tia M Baker

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of February, 2015
by **Jeremiah R Baker and Tia M Baker.**

Lynda West



Notary Public for Oregon
My commission expires: 2-10-17