



Western Title & Escrow

Order Number: 98404

2015-002776

Klamath County, Oregon

03/30/2015 11:49:11 AM

Fee: \$42.00

Grantor
Richard J. Andrews Carol L. Andrews 4555 S. Mission Rd., Site #614 Tucson, AZ 85746
Grantee
Jeffrey Baker Louise Baker 2441 SW 15th Gresham, OR 97045
Until a change is requested, all tax statements shall be sent to the following address:
Jeffrey Baker Louise Baker 2441 SW 15th Gresham, OR 97045

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Richard J. Andrews and Carol L. Andrews, Grantors convey and warrant to **Jeffrey Baker and Louise Baker, as tenants by the entirety, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

Lot 18 in Block 9 of TRACT 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account: **R165797**

Map & Tax Lot: **R-2607-001C0-06400-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$30,500.00**. (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.

Executed this 26 day of March, 2015

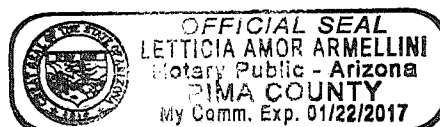
Richard J. Andrews
Richard J. Andrews

Carol L. Andrews
Carol L. Andrews

State of Arizona, County of Pima ss.

This instrument was acknowledged before me on this 26th day of March, 2015 by **Richard J. Andrews and Carol L. Andrews**

Notary Public for the State of Arizona
My commission expires: Jan 22 2017



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