



2015-006875

Klamath County, Oregon

06/26/2015 01:47:07 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles M Baker and Donna R Baker

6430 Mustang Ct Se

Salem, OR 97317

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

Charles M Baker and Donna R Baker

Same as above

File No. 55405AM

STATUTORY WARRANTY DEED

Dennis R. King and Sandra L. King, Trustees of the Dennis R. King and Sandra L. King Common Revocable Living Trust, dated December 2, 2003,

Grantor(s), hereby convey and warrant to

Charles M Baker and Donna R Baker, as Tenants by the Entirety,

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:

Lot 16, Block 1 of Tract No. 1074, Leisure Woods, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-007B0-00900-000

The true and actual consideration for this conveyance is **\$47,500.00**.

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:

6-15

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 25 day of June 15.

Dennis R. King and Sandra L. King Common Revocable Trust

Dennis R. King Trustee
Dennis R. King

Sandra L. King Trustee
Sandra L. King

State of Oregon ss.
County of Jackson

On this 25 day of June 2015, before me, Kelli Hogenson a Notary Public in and for said state, personally appeared Dennis R. King and * Sandra L. King known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dennis R. King ** Sandra L. King and acknowledged to me that he/she/they executed the same as Trustee. Common Revocable Living Trust

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kelli Hogenson
Notary Public for the State of OR
Residing at: Medford
Commission Expires: 3-2-16

