2015-007198
Klamath County, Oregon
07/02/2015 01:41:04 PM
Fee: $47.00

18-2345275-ALF

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Steve Baker and Sharon Baker
14081 Nees
Clovis, CA 93619

Until a change is requested all tax statements shall be sent to the following address:
Steve Baker and Sharon Baker
14081 Nees
Clovis, CA 93619

File No.: 7021-2345275 (ALF)
Date: November 05, 2014

STATUTORY WARRANTY DEED

Richard L Johnson Successor Trustee of the La Verne J Johnson and Norma I Johnson Family Trust UAD May 8, 1992, Grantor, conveys and warrants to **Steve Baker and Sharon Baker, husband and wife** , 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 3 in Block 8 of First Addition to Nimrod River Park, 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.

The true consideration for this conveyance is **$4,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 26 day of June, 2015.

Richard L Johnson Successor Trustee of the
La Verne J Johnson and Norma I Johnson
Family Trust UAD May 8, 1992

Richard Johnsen

Richard L Johnson, Successor Trustee

STATE OF Mohave)
)ss.
County of Arizona)

This instrument was acknowledged before me on this 26th day of June, 2015 by Richard L Johnson as Successor Trustee of La Verne J Johnson and Norma I Johnson Family Trust UAD May 8, 1992, on behalf of the .

JODY M LOPEZ
Notary Public - Arizona
Mohave County
My Comm. Expires May 14, 2017

Jody M Lopez

Notary Public for Arizona
My commission expires: 5/14/2017