



2015-009077
Klamath County, Oregon
08/14/2015 01:16:23 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dustin Lee Baker and Laura Baker

5160 Glenwood Drive

Klamath Falls, OR 97603

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

Dustin Lee Baker and Laura Baker

5160 Glenwood Drive

Klamath Falls, OR 97603

File No. 50372AM

STATUTORY WARRANTY DEED

Clint L. Fraser and Abby L. Fraser, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Dustin Lee Baker and Laura 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 15 of TRACT 1400, REGENCY ESTATES – PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed by instrument recorded in Volume M04, page 74000, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in Lot 15 of “Tract 1400 – REGENCY ESTATES – PHASE 2”, situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon to be combined with Lot 14 of “Tract 1292 –REGENCY ESTATES – PHASE 1”, being more particularly described as follows:

The Southerly 5.00 feet of said Lot 15. The survey of this parcel is shown on the survey of said Property Line Adjustment 16-04 and recorded as record of Survey No. 7022 on file in the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$235,000.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 7 day of August, 2015

Clint L. Fraser
Clint L. Fraser

Abby L. Fraser
Abby L. Fraser

State of Oregon } ss
County of Klamath }

On this 7 day of August, 2015, before me, Lisa Weatherby a Notary Public in and for said state, personally appeared Clint L. Fraser and Abby L. Fraser, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Lisa Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 11/20/15

