



2015-009954
Klamath County, Oregon
09/09/2015 09:28:09 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicholas R. Baker and Rachel M. Baker

2426 Pine Grove Road

Klamath Falls, OR 97603

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

Nicholas R. Baker and Rachel M. Baker

2426 Pine Grove Road

Klamath Falls, OR 97603

File No. 58958AM

STATUTORY WARRANTY DEED

Richard P. Card and Mary J. Card, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Nicholas R. Baker and Rachel M. 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:

A parcel of land located in the NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located South 00° 06' West a distance of 564.93 feet and West a distance of 160.00 feet from the quarter corner common to Sections 9 and 4; thence West a distance of 203.64 feet; thence North 27° 25' 02" West a distance of 149.99 feet to a point on the Southeasterly right of way line of Pine Grove Road; thence Northeasterly along the arc of a 10.4° curve to the left a distance 218.43 feet, that chord of said curve bears North 51° 15' 25" East and the length of said chord is 217.01 feet; thence South 21° 02' 55" East a distance of 288.29 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$285,000.00**.

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 4 day of September, 2015

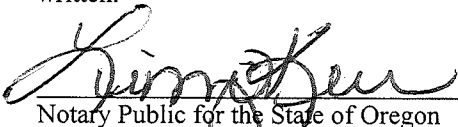

Richard P. Card


Mary J. Card

State of Oregon } ss
County of Klamath }

On this 4 day of September, 2015, before me, Linzi Kerr, a Notary Public in and for said state, personally appeared Richard P. Card and Mary J. Card, 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.


Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: March 16, 2018

