



00191481201600090890030035

08/26/2016 08:32:47 AM

Fee: \$52.00

*Grantor:*

Jack Baker  
Diane M. Baker

*Grantee:*

Jack Baker and Diane Baker,  
Trustees of the Baker Joint Trust

*After recording, return to:*

Richard A. Uffelman  
Buckley Law P.C.  
5300 Meadows Road, #200  
Lake Oswego, Oregon 97035

*Send tax statements to:*

No Change

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that JACK BAKER and DIANE M. BAKER (hereinafter called the "Grantor"), for the consideration hereinafter stated to grantor paid, does hereby grant, bargain, sell and convey unto JACK BAKER AND DIANE BAKER, OR SUCCESSORS, AS TRUSTEES OF THE BAKER JOINT TRUST DATED JANUARY 15, 2016 (hereinafter called the "Grantee"), and grantee's heirs, successors and assigns, all of their interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, and more fully described as follows:

**Lots One and Two (1 & 2), Block Two (2), LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**SUBJECT TO:**

- (1) Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of said property lying below the high water line of the Little Deschutes River.
- (2) Easement, including the terms and provisions thereof, executed by Harold D. Barclay and Dorothy Barclay, husband and wife, to Fred L. Mahn, dated May 29, 1963, recorded July 31, 1963, in Volume 347, Page 76, Deed Records of Klamath County, Oregon.
- (3) Declaration, restrictions, protective covenants and conditions, including the terms and provisions thereof, recorded May 28, 1981, in Volume M81, Page 9488, Deed Records of Klamath County, Oregon.
- (4) Easement as contained on the plat.
- (5) Reservations and restrictions as contained in the declaration as follows: "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas, and common areas shall be conveyed, by owners, to the Little River Ranch Homeowners Association. Dedicate, donate and convey to Klamath County Lot 10, Block 5, for public facilities purposes."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as described above and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

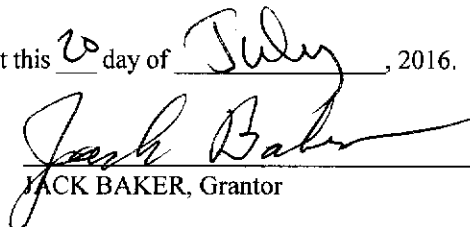
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES ONLY.

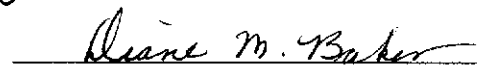
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

ANY AND ALL LIABILITIES AND/OR OBLIGATIONS OF GRANTOR TO GRANTEE, AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, UNDER THE WARRANTIES AND COVENANTS CONTAINED IN THIS DEED OR PROVIDED BY LAW, SHALL BE LIMITED SOLELY TO THE AMOUNT, NATURE AND TERMS OF ANY INDEMNIFICATION PROVIDED TO GRANTOR UNDER ANY TITLE INSURANCE POLICY ISSUED FOR THE BENEFIT OF AND PROTECTING GRANTOR, AND GRANTOR SHALL HAVE NO LIABILITY OR OBLIGATION OT GRANTEE, AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, EXCEPT TO THE EXTENT THAT INDEMNITY FOR SUCH LIABILITY OR OBLIGATION IS PROVIDED TO GRANTOR UNDER ANY SUCH TITLE INSURANCE POLICY.

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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


In Witness Whereof, the grantors have executed this instrument this 20 day of July, 2016.

  
JACK BAKER, Grantor

  
DIANE M. BAKER, Grantor

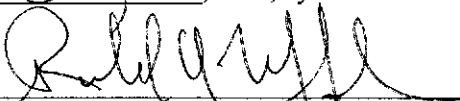
STATE OF OREGON     )  
                                      ) ss.  
County of Marion     )

This instrument was acknowledged before me on the 20 day of July, 2016, by JACK BAKER.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON     )  
                                      ) ss.  
County of Marion     )

This instrument was acknowledged before me on the 20 day of July, 2016, by DIANE M. BAKER.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

