

2016-010103

Klamath County, Oregon



00192708201600101030030036

09/23/2016 10:15:58 AM

Fee: \$52.00

Send future tax statements to:
Michael D. Baker
18295 Wallace Road SE
Dayton, Oregon 97114

EXHIBIT A

After recording return to:
Jossi Davidson
PO Box 565
Silverton, Oregon 97381

SPECIAL WARRANTY DEED
(Statutory Form)

James Shaun Baker, Grantor, conveys and specially warrants to Michael D. Baker, Grantee, the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth herein:

Lot 7 and 8 of KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 2/12 interest in Lot 15, KIWANIS BEACH.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$80,000.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 11 day of September, 2016.

James Shaun Baker

STATE OF OREGON)
; ss.

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.

Seller:

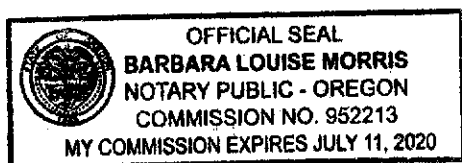

James Shaun Baker

Purchaser:


Michael D. Baker

STATE OF OREGON)
County of Multnomah): ss.
~~Clatsop~~ (X)

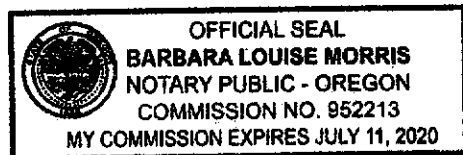
11 This Memorandum of Land Sale Contract was acknowledged before me on this day of September, 2016, by James Shaun Baker.




Notary Public for Oregon

STATE OF OREGON)
County of Multnomah): ss.

11 This Memorandum of Land Sale Contract was acknowledged before me on this day of September, 2016, by Michael D. Baker.




Notary Public for Oregon

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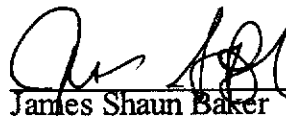
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In Witness Whereof, the Grantor has executed this instrument this 11 day of September, 2016.


James Shaun Baker

STATE OF OREGON

)
: ss.

County of Klamath