



2016-010486

Klamath County, Oregon

10/03/2016 03:05:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Patricia K. Baker

PO Box 2366

La Pine, OR 97739

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

Patricia K. Baker

PO Box 2366

La Pine, OR 97739

File No. 129772AM

STATUTORY WARRANTY DEED

**Wade Braziel and Johanna Braziel,
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Patricia K. Baker ,

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 6, Block 12, Tract No. 1060, Sun Forest Estates, according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-036D0-10400-000

The true and actual consideration for this conveyance is **\$72,000.00.**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

Return to:



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 30th day of September.

Wade G. Braziel
Wade Braziel

Johanna Braziel
Johanna Braziel

State of Oregon } ss
County of Deschutes }

On this 30 day of Sept, 2016, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Wade Braziel and Johanna Braziel, 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.

Teresa M. Ives
Notary Public for the State of Oregon
Residing at: La Riva
Commission Expires: 10/13/17

