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12/15/2016 10:14:45 AM

Fee: \$57.00

AFTER RECORDING, RETURN TO:

RICHARD L. KIMBELL  
ATTORNEY AT LAW  
322 W CENTER STREET  
YREKA, CA 96097

SEND TAX STATEMENTS TO:

WILLIAM L. BAKER  
CAROL A. BAKER  
2216 TAYLOR AVENUE  
YREKA, CA 96097

### **STATUTORY WARRANTY DEED**

**WILLIAM L. BAKER and CAROL A. BAKER, husband and wife**, with an address of 2216 Taylor Avenue, Yreka, CA 96097, (Grantor"), conveys and warrants to **WILLIAM L. BAKER and CAROL A. BAKER, as Trustees of THE WILLIAM L. BAKER & CAROL A. BAKER 2016 REVOCBLE TRUST**, whose address is 2216 Taylor Avenue, Yreka, CA 96097 ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**


The true consideration for this conveyance is \$ NONE.

This property is free of liens and encumbrances, EXCEPT: \$72,500.00 purchase money encumbrance.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 7<sup>th</sup> day of December, 2016.

  
Grantor

  
Grantor

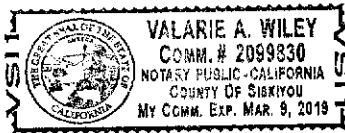
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Siskiyou

On December 7, 2016 before me, Valarie A. Wiley, Notary Public, personally appeared, WILLIAM L. BAKER and CAROL A. BAKER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Valarie A. Wiley

This certificate is attached to : STATUTORY WARRANTY DEED

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**PARCEL 1 OF LAND PARTITION 45-97, BEING A PORTION OF LOT 59 FAIR ACRES SUB-DIVISION NUMBER 1, SITUATED IN THE NW 1/4 SE 1/4 OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**Commonly known as: 1270 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603**

**[THIS SPACE LEFT INTENTIONALLY BLANK]**