

RECORDING COVER SHEET
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

2017-000203

Klamath County, Oregon

01/09/2017 03:17:01 PM

Fee: \$62.00

AFTER RECORDING RETURN TO:

Patrick J. Ehli and Kimberly A. Ehli, Trustees of the

Patrick and Kimberly Ehli REvocable Livig Trust dated 1/29/2007

806 Buchanan Blvd. #115-186

Boulder City, NV 89005

14/505 AM

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Jack Baker and Diane Baker, Trustees and Fred K. Baker and Deer Valley Inc.

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Patrick J. Ehli and Kimberly A. Ehli, as Trustees

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$ 165,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

Unchanged

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

7) The amount of the monetary

obligation imposed by the order

or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:

"Re-recorded at the request of AmeriTitle to correct

Legal Description of Parcel 2 - Correcting Block to read as Block 1

previously recorded in Book _____ and page _____, or as Fee Number 2017-000157."

Return to:

AmeriTitle



2017-000157

Klamath County, Oregon

01/06/2017 11:33:00 AM

Fee: \$57.00

THIS SPACE RESER

After recording return to:

Patrick J. Ehli and Kimberly A. Ehli as Trustees of the
Patrick and Kimberly Ehli Revocable Living Trust,
dated January 29, 2007

806 Buchanan Blvd, #115-186

Boulder City, NV 89005

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

Patrick J. Ehli and Kimberly A. Ehli as Trustees of the
Patrick and Kimberly Ehli Revocable Living Trust,
dated January 29, 2007

806 Buchanan Blvd, #115-186

Boulder City, NV 89005

File No. 141505AM

STATUTORY WARRANTY DEED

Jack Baker and Diane Baker, or successors, as Trustees of the Baker Joint Trust dated January 15, 2016, as to
Parcel 1

Fred K. Baker, Trustee, or successors in trust, under the Fred K. Baker Trust U/T/A dated December 2, 2003,
as to Parcels 2 and 3

Deer Valley Inc., by merger with Amalfi's Inc., by merger with Fremont Steel Investment Company, as to
Parcel 4,

Grantor(s), hereby convey and warrant to

Patrick J. Ehli and Kimberly A. Ehli as Trustees of the Patrick and Kimberly Ehli Revocable Living Trust,
dated January 29, 2007,

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:

See Attached Exhibit 'A'

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

R-2309-002D0-01500-000

R-2309-002D0-01200-000

R-2309-002D0-01600-000

R-2309-002D0-01700-000

The true and actual consideration for this conveyance is \$165,000.00.

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:

Return to:
 AmeriTitle

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 3 day of Jan, 2017

The Baker Joint Trust dated January 15, 2016

By: Jack Baker
Jack Baker, Trustee

By: Diane Baker
Diane Baker, Trustee

The Fred K. Baker Trust U/T/A dated December 2, 2003

By: Fred K. Baker
Fred K. Baker, Trustee

Deer Valley Inc.,

By: Fred K. Baker
Fred K. Baker, President

State of Oregon } ss.
County of Marion }



On this 3 day of January, 2017, before me, Melissa K. Juarez, a Notary Public in and for said state, personally appeared Jack Baker and Diane Baker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Baker Joint Trust dated January 15, 2016, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

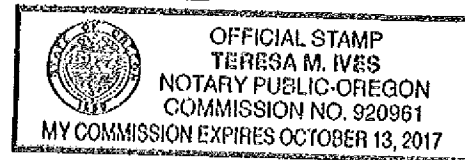
Melissa K. Juarez
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 6-11-17

State of Oregon } ss.
County of Deschutes }

On this 5 day of January, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Fred K. Baker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Fred K. Baker Trust U/T/A dated December 2, 2003, and acknowledged to me that he executed the same as Trustee.

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: Seaside
Commission Expires: 10/13/17



State of Oregon } ss.
County of Deschutes }

On this 5 day of January, in the year 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Fred K. Baker known to me to be the President of the Deer Valley Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
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: Seaside
Commission Expires: 10/13/17

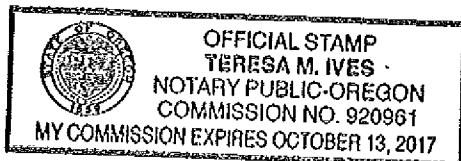


EXHIBIT 'A'

File No. 141505AM

Parcel 1:

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

Parcel 2:

LITTLE RIVER RANCH, ^{Block 1}~~Block 2~~, Lot 22, County of Klamath, State of Oregon.

Parcel 3:

LITTLE RIVER RANCH, Block 2, Lot 2, County of Klamath, State of Oregon.

Parcel 4:

Lot Three (3), Block Two (2), LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.