



THIS SPACE RES

2017-000512  
Klamath County, Oregon  
01/18/2017 03:01:00 PM  
Fee: \$52.00

After recording return to:

Kevin C Harris and Loraine L Harris  
4730 Lombardy Lane  
Klamath Falls, OR 97603

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

Kevin C Harris and Loraine L Harris  
4730 Lombardy Lane  
Klamath Falls, OR 97603  
File No. 146416AM

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**STATUTORY WARRANTY DEED**

**Delores M. Baldwin,**

Grantor(s), hereby convey and warrant to

**Kevin C Harris and Loraine L Harris as Tenants by the Entirety,**

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 12, Block 54, Lakeview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$75,000.00.

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:

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 13<sup>th</sup> day of JANUARY, 2017.

X Delores M Baldwin  
Delores Baldwin

By: Charles Leroy Baldwin HER ATTORNEY IN FACT  
Charles Leroy Baldwin, her attorney in fact

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Charles L. Baldwin, as attorney in fact for Delores M. Baldwin, 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.

*See attached*

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**ACKNOWLEDGEMENT**

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 ) SS  
COUNTY OF Sacramento )

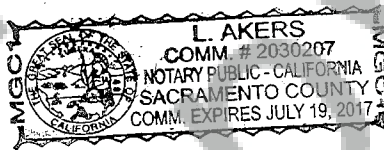
On 1/13/17, before me, **L. Akers, Notary Public** personally appeared  
Charles Leroy Baldwin

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 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.

SEAL

WITNESS my hand and official seal.

Signature *L. Akers*  
L. AKERS  
NOTARY PUBLIC



In and for the State of California  
County of Sacramento  
My Commission Expires 07/19/2017  
Commission Number 2030207

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- PARTNER (S) -  LIMITED  GENERAL
- ATTORNEY-IN-FACT for Delores Baldwin
- TRUSTEES
- OTHER \_\_\_\_\_

Title or Type of Document Statutory Warranty Deed

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_