



2017-003640

Klamath County, Oregon

04/06/2017 02:06:00 PM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Seth I Rose

7449 Boyd Place

Klamath Falls, OR 97603

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

Seth I Rose

7449 Boyd Place

Klamath Falls, OR 97603

File No. 155312AM

STATUTORY WARRANTY DEED

J. Lance Baker,

Grantor(s), hereby convey and warrant to

Seth I Rose,

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 30 in Tract 1401 - FIRST ADDITION TO SAGE MEADOWS PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.

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:

VB

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 04 day of APRIL, 2017.

(X)


J. Lance Baker

State of Oregon } ss
County of Klamath }

On this _____ day of March, 2017, before me, Heather Sciurba a Notary Public in and for said state, personally appeared J. Lance Baker, 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.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

See attached

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Clark

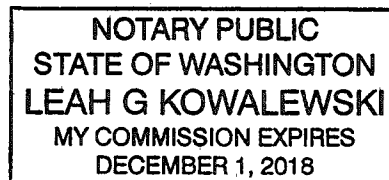
On April 04, 2017 before me, Leah G. Kowalewski, notary public,
Date

Personally appeared J. Lance Baker

proven 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~~ freely and voluntarily executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on this instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for the State of Washington



Notary Seal

Residing at: Vancouver, WA

My Appointment Expires: 12/01/2018

DESCRIPTION OF ATTACHED DOCUMENT:

Title/Type of Document: Statutory Warranty Deed

Document Date: 04/04/2017 Number of Pages: Two

Signer(s) Personally Appearing Other Than Named Above and Acknowledging: None

ACKNOW-WA