



THIS SPACE RESERVED

2017-005955
Klamath County, Oregon
06/01/2017 11:53:11 AM
Fee: \$47.00

After recording return to:

Morris Ricks and Lois J Ricks

7505 Hilgard Ave.
Klamath Falls OR 97603

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

Morris Ricks and Lois J Ricks

Same as above

File No. 172996AM

STATUTORY WARRANTY DEED

Jared L. Baker,

Grantor(s), hereby convey and warrant to

Morris Ricks and Lois J Ricks, 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:

Commencing at a point marked by a 2 inch iron pipe, which is 30 feet North of the Southwest corner of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon to the True Point of Beginning, thence East parallel to the Southerly line of said Section a distance of 68 feet, thence North at right angles to the Southerly line of said Section and parallel to the Westerly line of said Section a distance of 207 feet, thence West and parallel to said Southerly line of said Section a distance of 68 feet to the Westerly line of said Section 6, thence South a distance of 207 feet to the point of beginning, and being situated in and a portion of Government Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$145,000.00.**

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 31st day of May, 2017.

Jared L. Baker
Jared L. Baker

State of Oregon } ss
County of Klamath }

On this 31 day of May, 2017, before me, Marlene Therese Addington a Notary Public in and for said state, personally appeared Jared L. 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.

Marlene Therese Addington
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11-08-2020

