

Karen Baker  
Returned at Counter

2017-006762  
Klamath County, Oregon



00205527201700067620010019

06/21/2017 09:09:54 AM

Fee: \$42.00

**After recording, return to:**  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Robert G. Baker, Jr.  
4719 Clinton Avenue  
Klamath Falls, OR 97603

**Grantor:**

Opal V. Kazarian  
1438 Patterson  
Klamath Falls, OR 97603

**Grantees:**

Opal V. Kazarian  
Robert G. Baker, Jr.  
4719 Clinton Avenue  
Klamath Falls, OR 97603

**- BARGAIN AND SALE DEED -**

Opal V. Kazarian, Grantor, whose address is 1438 Patterson, Klamath Falls, OR 97603, conveys to Opal V. Kazarian and Robert G. Baker, Jr., Grantees, whose address is 4719 Clinton Avenue, Klamath Falls, OR 97603, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 12 in Block 2 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM the North 64.4 feet, ALSO EXCEPTING THEREFROM the South 5 feet.

The true and actual consideration for this conveyance is estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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 \_\_\_\_ day of June, 2017.

*Robert G. Baker, Jr.* ATTORNEY IN FACT

Robert G. Baker, Jr., Attorney in Fact for Opal V. Kazarian, Grantor under Power of Attorney dated January 26, 2005, recorded as Instrument #2017- 006761, Real Property Records for Klamath County, Oregon

STATE OF OREGON     )  
  ) ss  
County of Klamath     )

Personally appeared before me this 20 day of June, 2017, Robert G. Baker, Jr., Attorney in Fact for Opal V. Kazarian, Grantor, under Power of Attorney dated January 26, 2005, recorded as Instrument #2017- 006761, Real Property Records for Klamath County, Oregon, and acknowledged the foregoing instrument to be her voluntary act. Before me:

*Nancy L. Mann*  
Notary Public for Oregon  
My Commission expires: 9-7-19

