

After recording, return to:
Lora Baker
c/o George L. Derr, P.C.
1400 Executive Parkway, Suite 200
Eugene, Oregon 97401

Until a change is requested, send all tax
statements to: Same as before

2017-012802
Klamath County, Oregon



00212919201700128020020024

11/07/2017 09:26:42 AM

Fee: \$47.00

QUITCLAIM DEED

GRANTOR: Theodore Baker III
80110 Sears Road
Cottage Grove, OR 97424

GRANTEE: Lora Baker
79048 Grimes Road
Cottage Grove, OR 97424

Grantor forever releases and quit claims to Grantee any and all claims right, title and interests (including, but not limited to any and all claims relating in anyway or arising out of Lane County Circuit Court Case No. 16DR06392), in and to the real property and improvements thereon located at 124616 Mowich Street, Crescent, Oregon 97733 and more particularly described as follows:

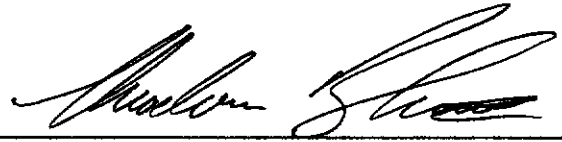
Lot 16 in Block 7 Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is the General Judgment of dissolution of marriage in Lane County Circuit Court Case No. 16DR06392.

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.

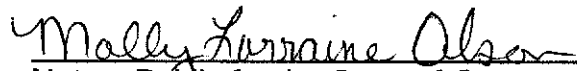
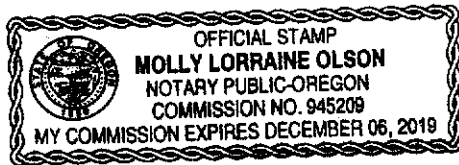
DATED this 19 day of ^{September} ~~June~~, 2017.



Theodore Baker III, Grantor

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on ^{September} ~~June~~ 19, 2017, the above-named Grantor, **Theodore Baker III**, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public for the State of Oregon