

THIS SPACE RESERVED FOR

2017-012689

Klamath County, Oregon 11/03/2017 09:13:48 AM

Fee: \$47.00

2017-013330

Klamath County, Oregon

11/17/2017 03:03:53 PM

Fee: \$47.00

After recording return to:
Fred Brenchley Baldwin and Kathleen Virginia Bohn
Baldwin
1321 State St.
New Orleans, LA 70118

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

Fred Brenchley Baldwin and Kathleen Virginia Bohn Baldwin

1321 State St.

New Orleans, LA 70118

File No. 200451AM

Being re-recorded at the request of Amerititle to correct grantees name as previously recorded as 2017-012689.

STATUTORY WARRANTY DEED

Colleen Simon,

Grantor(s), hereby convey and warrant to

Fred Brenchley Baldwin and Kathleen Virginia Bohn Baldwin, 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 766 of Running Y Resort, Phase 6, Second Addition, 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 \$239,000.00.

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 3/ day of Oclober, 2017.
CL:
Colleen Simon
O_{0} , 1
State of (MMM) , } ss
County of Amount }
On this 31 day of October 2017, before me, LISA Legget-Weatherby
Notary Public in and for said state, personally appeared Colleen Simon, 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
aboye written.
Kno Leaget Wellherby
Notary Public for the first of ()
Residing at:
Commission Evnisor (2011)

