



2017-013453
Klamath County, Oregon
11/21/2017 03:10:03 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jared L. Baker and Lindsey A. Fearrien-Baker
7025 Old Midland Rd.
Klamath Falls, OR 97603

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

Jared L. Baker and Lindsey A. Fearrien-Baker
7025 Old Midland Rd
Klamath Falls, OR 97603
File No: 191521AM

STATUTORY WARRANTY DEED

Amy Gibbon as successor Trustee of the Jacqueline May Berry Revocable Living Trust, dated December 27, 1995,

Grantor(s), hereby convey and warrant to

Jared L. Baker and Lindsey A. Fearrien-Baker, 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:

Beginning at the Southeast corner of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 0°14' East 33.5 feet; thence North 89°52' West 1140.5 feet to the true point of beginning; thence North 89°52' West 146.0 feet; thence North 0°14' East 574.5 feet; thence South 89°57' East 146.0 feet; thence South 0°14' West 574.7 feet to the true point of beginning, located in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$174,180.00.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 17th day of November, 2017.

Jacqueline Mary Berry Revocable Living Trust, dated December 27, 1995

Amy Gibbons
Amy Gibbons, Successor Trustee

State of Washington, ss
County of Pierce

On this 17th day of November, 2017, before me, Jennifer Sue Boyes a Notary Public in and for said state, personally appeared Amy Gibbons, Successor Trustee, 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.

Jennifer Sue Boyes
Notary Public for the State of Washington
Residing at: King County
Commission Expires: 04-27-18

