



THIS SPACE RESERVED FOR

<p>2018-000252 Klamath County, Oregon 01/05/2018 03:16:01 PM Fee: \$47.00</p>
--

After recording return to:
Bradley Baker and Megan Baker
1605 Portland Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Bradley Baker and Megan Baker
1605 Portland Street
Klamath Falls, OR 97601
File No. 203509AM

STATUTORY WARRANTY DEED

Travis M. Dewall and Kelly A. Dewall, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Bradley Baker and Megan 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 most Southerly corner of Lot 12, Block 18, HOT SPRINGS ADDITION to the city of Klamath Falls, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Portland Street, a distance of 80 feet; thence Northeasterly and parallel to Portland Street, a distance of 50 feet; thence Southeasterly at right angles to Portland Street, a distance of 80 feet; thence Southwesterly along the Northwesterly line of Portland Street to the point of beginning.

The true and actual consideration for this conveyance is \$119,000.00.
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 4th day of January, 2018.

Travis M. Dewall
Travis M. Dewall
Kelly A. Dewall
Kelly A. Dewall

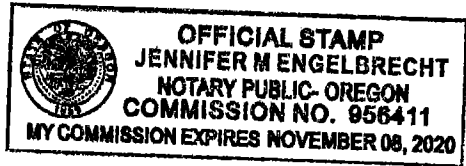
State of Oregon } ss
County of Klamath }

Jennifer M Engelbrecht
J.E.

On this 4th day of January, 2018, before me, ~~Jenny Annette Brazil~~ a Notary Public in and for said state, personally appeared Travis M. Dewall, 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 M Engelbrecht
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: ~~12/3/2018~~ 11/8/2020
J.E.



State of Oregon } ss
County of Klamath }

Jennifer M Engelbrecht
J.E.

On this 5th day of January, 2018, before me, ~~Jenny Annette Brazil~~ a Notary Public in and for said state, personally appeared Kelly A. Dewall, 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 M Engelbrecht
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: ~~12/3/2018~~ 11-8-2020
J.E.

