



2018-005801
Klamath County, Oregon
05/11/2018 09:11:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles M Baker and Donna R Baker
6430 Mustang Court
Salem, OR 97317

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

Charles M Baker and Donna R Baker
6430 Mustang Court
Salem, OR 97317

File No. 236052AM

STATUTORY WARRANTY DEED

Keith Minor and Lisa Minor, Trustees of the Keith and Lisa Minor Family Trust UDOT November 1, 2011,

Grantor(s), hereby convey and warrant to

Charles M Baker and Donna R 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:

**Lot 15, Block 1, TRACT NO. 1074, LEISURE WOODS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-007B0-01000-000

The true and actual consideration for this conveyance is \$34,500.00.

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:

Return to: 
AmeriTitle

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 9th day of May, 2018.

Keith and Lisa Minor Family Trust UDOT November 1, 2011

Keith Minor
Keith Minor, Trustee

Lisa Minor
Lisa Minor, Trustee

State of Oregon} ss.
County of Douglas }

On this 9 day of May, 2018, before me, Diane Eileen Sullivan a Notary Public in and for said state, personally appeared Keith Minor and Lisa Minor known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Keith and Lisa Minor Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Diane Eileen Sullivan
Notary Public for the State of Oregon
Residing at: OR
Commission Expires: 8/6/18

