

Amertime  
TC 237086 AM

2018-006864

Klamath County, Oregon

06/06/2018 02:15:01 PM

Fee: \$82.00

AFFIANT'S DEED

Clinton Baker, Claiming Successor  
Castellstrasse 21, 97834  
Billingshausen-Birkenfeld, Germany  
Grantor

Clinton Baker, et al  
Castellstrasse 21, 97834  
Billingshausen-Birkenfeld, Germany  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 1 day of June, 2018, by and between CLINTON BAKER, the affiant named in the duly filed affidavit concerning the small estate of LARRY CARL BAKER, deceased, hereinafter called the first party, and CLINTON BAKER, MATTHEW BAKER and AMANDA SMITH, as tenants in common, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

Lot 35 and 36, Block 28, Tract 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax R-3507-017CC-00200-000; R-3507-017CC-00300-000 .

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money, Property Assessed at \$130,000.00.

Dated this 1 day of June, 2018.

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.

  
Clinton Baker, Claiming Successor

is Katterbach  
STATE OF OREGON )  
do GERMANY ) ss.  
County of Klamath )

Subscribed and sworn to (or affirmed) before me on 1 June, 2018, by Clinton Baker, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL

  
NOTARY PUBLIC

