



THIS SPACE RESERVED FOR R

**2018-011935**

**Klamath County, Oregon**

10/01/2018 09:27:00 AM

Fee: \$87.00

After recording return to:

Weston W. Walker and Tricia M. Hill

PO Box 830

Merrill, OR 97633

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

Weston W. Walker and Tricia M. Hill

PO Box 830

Merrill, OR 97633

File No. 258330AM

### STATUTORY WARRANTY DEED

**Donald D. Baer and Diane K. Kato-Baer, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Weston W. Walker and Tricia M. Hill, as Tenants in Common,**

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:

**All that portion of the S1/2 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of and from the Southern boundary line of the right of way, on the lowland ditch of Shasta View Irrigation District, known as Canal A, being the first Canal North of the Adams, or "D" Canal of the Klamath Irrigation District, EXCEPTING THEREFROM the SE1/4 SE1/4.**

**ALSO a portion of the N1/2 NW1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the U.S.R.S. Canal in Section 8, being more particularly described as follows:**

**Beginning at the Northwest corner of said Section 8, which lies on the centerline of Harpold Road, according to the Survey No. 1521 as filed in the office of the County Surveyor; thence Easterly along the North line of said Section 8 to the Northeast corner of the NW1/4 of said Section 8, said point being a fence corner according to Survey No. 1521; thence South 00°01' East along a fence 264 feet; thence Westerly parallel to said North line to the West line of said Section 8, said West line being the centerline of Harpold Road; thence North along said West line and the centerline of Harpold Road, 264 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$300,000.00.

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:

**2018-2019 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 27<sup>th</sup> day of September, 2018.

Donald D Baer  
Donald D Baer

Diane K Kato-Baer  
Diane K Kato-Baer

State of Oregon ss  
County of Klamath

On this 27<sup>th</sup> day of September, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Donald D. Baer and Diane K. Kato-Baer, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls Oregon  
Commission Expires: 12-3-2018

