



THIS SPACE RESERVED FOR R

2018-012658

Klamath County, Oregon

10/16/2018 01:29:00 PM

Fee: \$87.00

After recording return to:

Thomas Harry Baker IV

692-100 River Bend Road

Susanville, CA 96130

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

Thomas Harry Baker IV

692-100 River Bend Road

Susanville, CA 96130

File No. 258226AM

STATUTORY WARRANTY DEED

Gannett Management Group, LLC
a Delaware Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Thomas Harry Baker IV,

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:

The North half of the North half of the Northeast quarter of the Northeast quarter of Section 12, Township 36 South, Range 12 East, Willamette Meridian.

The true and actual consideration for this conveyance is \$4,000.00.

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.

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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 13 day of October, 2018.

Gannett Management Group LLC, a Delaware limited liability company

By:

Daniel M. Bear
Daniel M. Bear, Managing Member

State of Utah } ss
County of Carbon }

On this 13 day of October, 2018, before me, Laurie Engle a Notary Public in and for said state, personally appeared Daniel M. Bear, 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.

Laurie Engle
Notary Public for the State of Utah

Residing at: Pho, Utah

Commission Expires: 01-29-2021

