

**2019-006511**

**Klamath County, Oregon**

06/10/2019 02:49:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 532110362-57966954

Mail Tax Statements To:

**DANIEL LEONARD BAKER and SHANNON LEA BAKER**

2075 HILLSDALE ROAD

MEADOW VISTA, CA 95722

Tax ID No.: R346806

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QUIT CLAIM DEED

THIS DEED made and entered into on this 7<sup>th</sup> day of June, 2019, by and between **JAMES L. BAKER AND LEAH M. BAKER, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY**, a mailing address of 1651 Buggywhip Lane, Paso Robles, CA 93446, hereinafter referred to as Grantor(s) and **DANIEL LEONARD BAKER AND SHANNON LEA BAKER, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY**, a mailing address of 2075 Hillsdale Road, Meadow Vista, CA 95722, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Klamath County, OREGON:

BLOCK 78, LOT 26, 8TH ADDITION TO NIMROD RIVER PARK.

Also known as: 29521 Clearwater Drive, Sprague River, OR 97639

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Tax ID No.: R346806

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

  
JAMES L. BAKER

  
LEAH M. BAKER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

See Attached  
California

This instrument was acknowledged before me on \_\_\_\_\_ by JAMES L. BAKER AND  
LEAH M. BAKER.

Acknowledged  
Not

NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

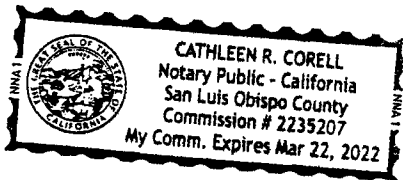
State of California

County of San Luis Obispo }

On 6-7-19 before me, Cathleen R. Corell notary public  
Date Here, Insert Name and Title of the Officer

personally appeared James L. Baker and Leah M. Baker  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cathleen R. Corell  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: out claim deed

Document Date: 6-7-19 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: James L. Baker Signer's Name: Leah M. Baker

☐ Corporate Officer – Title(s): \_\_\_\_\_ ☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact ☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_