



THIS SPACE RESERVED FOR

**2019-012956**

**Klamath County, Oregon**

**11/05/2019 11:23:01 AM**

**Fee: \$87.00**

After recording return to:

Raymond E. Akesson and Crystal J. Akesson and  
Eugene L. Akesson Jr.

5000 Regency Dr

Klamath Falls, OR 97603

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

Raymond E. Akesson and Crystal J. Akesson and  
Eugene L. Akesson Jr.

5000 Regency Dr

Klamath Falls, OR 97603

File No. 331296AM

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### STATUTORY WARRANTY DEED

**Barbara E. Baker as Trustee of the James and Barbara Baker Family Trust, UDA August 1, 2008,**

Grantor(s), hereby convey and warrant to

**Raymond Eugene Akesson and Crystal Jane Akesson, as Tenants by the Entirety and Eugene Lambert Akesson Jr., all with Rights of Survivorship,**

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 63, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$275,000.00.

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:

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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 29 day of October, 2019

The James and Barbara Baker Family Trust, UDA August 1, 2008

By: Barbara Baker  
Barbara E. Baker, Trustee

State of Oregon} ss.  
County of Klamath}

On this 29 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Barbara E. Baker known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The James and Barbara Baker Family Trust, UDA August 1, 2008, 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.

Melissa R. Strom  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 3/15/22

