



THIS SPACE RESERVED FOR

2019-013104

Klamath County, Oregon

11/08/2019 12:06:01 PM

Fee: \$87.00

After recording return to:

Susan F. Baird and James H. Baird

14472 Hwy. 395

Lakeview, OR 97630

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

Susan F. Baird and James H. Baird

14472 Hwy. 395

Lakeview, OR 97630

File No. 331129AM

STATUTORY WARRANTY DEED

Luella Arelene Lowther, Trustee of the Luella Arelene Lowther Living Trust dated February 24, 2003,

Grantor(s), hereby convey and warrant to

Susan F. Baird and James H. Baird, as Tenants by the Entirety,

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 11, Tract 1315, WOODWORTH PARK, 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 \$265,000.00.

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:

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 7 day of November, 2019

Luella Arelene Lowther Living Trust

By: Luella Arelene Lowther
Luella Arelene Lowther, Trustee

State of Oregon} ss.
County of Klamath}

On this 7 day of November, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Luella Arelene Lowther** known or identified to me to be the person whose name is subscribed to the foregoing instrument **as trustee of the Luella Arelene Lowther Living Trust**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

