

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00250035201900131680020026

11/12/2019 11:08:13 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Robert Bruce Baker
Wanda Kay Baker
3901 Mack Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Robert Bruce Baker and Wanda Kay Baker, Trustees
Robert Bruce Baker and Wanda Kay Baker Family Trust
u.a.d. November 8, 2019
3901 Mack Ave.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

Robert Bruce Baker and Wanda Kay Baker hereinafter referred to as grantor, conveys to **Robert Bruce Baker and Wanda Kay Baker, Trustees of the Robert Bruce Baker and Wanda Kay Baker Family Trust, u.a.d. November 8, 2019**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 913.0 feet from the iron pin which marks the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 89°26' West a distance of 148.1 feet to an iron pin which lies on the Easterly right of way line of the USRS Drain; thence North 34°19' West a distance of 172.9 feet to an iron pin; thence North 89°24' East a distance of 242.5 feet to an iron pin; thence South 1°14' East a distance of 143.9 feet, more or less, to the point of beginning, in the S½S½N½SE¼SE ¼ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. An easement, including the terms and provisions thereof, as set forth in deed recorded August 11, 1944 in Deed Volume 168 at page 6, for ditches and pipe lines to convey water across the North end of said lot.
4. Reservations, restrictions and 20 foot building set back line, including the terms and provisions thereof, as set out in deed recorded August 11, 1944 in Deed Volume 168 at page 6.
5. An easement, including the terms and provision thereof, created by instrument
Recorded: August 5, 1982 Book: M-82 Page: 10048
In favor of: CP National Gas
For: 5 foot gas easement

Property ID: 530116

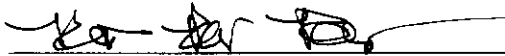
Tax/Parcel : 3909-003DD-04800

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is estate planning.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of November, 2019.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

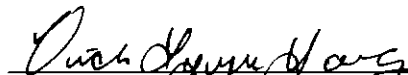

Robert Bruce Baker


Wanda Kay Baker

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8th day of November, 2019, by Robert Bruce Baker.

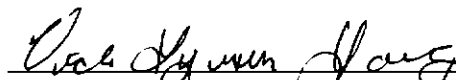



NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8th day of November, 2019, by Wanda Kay Baker.




NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021