



THIS SPACE RESERVED FOR

**2019-014873**

**Klamath County, Oregon**

**12/23/2019 11:08:00 AM**

**Fee: \$87.00**

After recording return to:

Aaron David Baker and Tiffanie Sue Baker

15094 Manning Rd NE

Woodburn, OR 97071

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

Aaron David Baker and Tiffanie Sue Baker

15094 Manning Rd NE

Woodburn, OR 97071

File No. 340628AM

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### STATUTORY WARRANTY DEED

**Timothy T. Barrans and Anne G. Barrans, as Trustees of the Timothy Tyler and Anne Grey Barrans Revocable Trust, ut dated September 9, 2013,**

Grantor(s), hereby convey and warrant to

**Aaron David Baker and Tiffanie Sue Baker, 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 39, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2407-007D0-12200**

The true and actual consideration for this conveyance is \$32,000.00.

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:

Return to:   
**AmeriTitle**

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<sup>th</sup> day of December, 2019

Timothy T. Barrans  
Timothy T. Barrans, Trustee

Anne G. Barrans  
Anne G. Barrans, Trustee

State of Oregon} ss.  
County of Deschutes}

On this 13 day of December, 2019, before me, Tiffany Lorraine Hudson a Notary Public in and for said state, personally appeared Timothy T Barrans and Anne G Barrans known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Timothy Tyler and Anne Grey Barrans Revocable 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.

Tiffany Lorraine Hudson  
Notary Public for the State of Oregon»  
Residing at: Bend, OR  
Commission Expires: 5/9/21

