



THIS SPACE RESERVED FOR

2020-006477

Klamath County, Oregon

05/27/2020 09:02:32 AM

Fee: \$87.00

After recording return to:

Charles M Baker and Donna R Baker and Regina G
Baker

PO BOX 1128

Crescent Lake, OR 97733

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

Charles M Baker and Donna R Baker and Regina G
Baker

PO BOX 1128

Crescent Lake, OR 97733

File No. 374862AM

STATUTORY WARRANTY DEED

Richard R. Abbott and Sheryl Abbott, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Charles M Baker and Donna R Baker and Regina G Baker, 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 1 in Block 3, Tract No. 1074, LEISURE WOODS, 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:

2407-007B0-02500

The true and actual consideration for this conveyance is \$45,000.00.

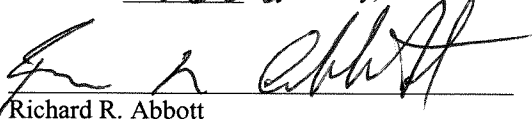
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

Return To:



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 5-26-20 day of May, 2020.

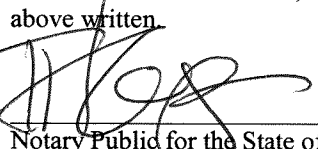

Richard R. Abbott


Sheryl Abbott

State of Oregon ss
County of Deschutes

On this 26 day of May, 2020, before me, Tiffany Lorraine Hudson, Notary Public in and for said state, personally appeared Richard R Abbott and Sheryl Abbott, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon

Residing at: Bend, Oregon

Commission Expires: 5/9/21

