



2020-010708

Klamath County, Oregon

08/26/2020 01:27:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David L. Parsons and Julie D. Parsons and Eric J  
Schaffner and Peter James Steigman

64780 Bill Martin Rd

Bend, OR 97701

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

David L. Parsons and Julie D. Parsons and Eric J  
Schaffner and Peter James Steigman

64780 Bill Martin Rd

Bend, OR 97701

File No. 396582AM

---

### STATUTORY WARRANTY DEED

**Melanie Charisse Baker,**

Grantor(s), hereby convey and warrant to

**David L. Parsons and Julie D. Parsons and Eric J Schaffner and Peter James Steigman, as Tenants in  
Common,**

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:

**Lots 121, Block 1, Track 1060, Sun Forest Estates, according to the official plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon.**

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

**2310-036D0-05300**

The true and actual consideration for this conveyance is \$35,000.00.

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*



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 21 day of AUGUST, 2020

Melanie Charisse Baker  
Melanie Charisse Baker

State of Oregon } ss  
County of Lincoln }

On this 21<sup>ST</sup> day of August, 2020, before me, Becky A. McKibben, a Notary Public in and for said state, personally appeared Melanie Charissa Baker, 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.

Becky A. McKibben  
Notary Public for the State of Oregon  
Residing at: Jefferson  
Commission Expires: 8-11-2023

