

Returned at Counter

2020-010980

Klamath County, Oregon



00264820202000109800040048

09/01/2020 08:58:27 AM

Fee: \$97.00

After Recording Return to:

Charles & Donna Baker

PO Box 1128

Crescent Lake, OR 97733

Until a change is requested, please forward all
tax statements to:

Charles & Donna Baker

PO Box 1128

Crescent Lake, OR 97733

Tax Assessor's Account No.

BARGAIN AND SALE DEED

This DEED made this 28th day of August, 2020, between:

Grantors: Regina G. Hayes, whose street address is
6436 Mustang Ct SE in the

County of Marion, State of Oregon and

_____, whose street address is
_____ in the

County of _____, State of _____

Individuals

Do hereby CONVEY unto:

Grantees: Charles M. Baker, whose street address is
19269 Diamond Peak Drive (PO Box 1128 Crescent Lake, OR 97733) in the

County of Klamath, State of Oregon and

Donna R. Baker, whose street address is
19269 Diamond Peak Drive (PO Box 1128 Crescent Lake, OR 97733) in the

County of Klamath, State of Oregon, Individuals, as

tenants in common, all of Grantor's right, title or interest in the following real
property:

☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☒ Legal Description:

Legal Description: LEISURE WOODS, BLOCK 3, LOT 1

Except the following encumbrances:

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 22,500.00

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. 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantors have executed this Bargain and Sale Deed on the day and year set forth above.

RBD Baker Regina Hayes
(1st Grantor's Signature)
Regina Baker Regina Hayes
Print Name

(2nd Grantor's Signature)

Print Name

STATE OF OREGON)
County of Hamilton) SS.

The foregoing instrument was acknowledged before me this 31st day of August 2020 (date) by
Regina G. Hayes, AKA Regina Baker (name of person acknowledged.)

Derrin Robinson, Harney County Clerk

Notarial Official as per ORS 194.255 (1)(c)

Derrin Robinson
Notary Public for Oregon

Type or Print Name

My Commission expires: upon leaving elected office



STATE OF OREGON)
) SS.
County of _____)

The foregoing instrument was acknowledged before me this _____ (date) by
_____ (name of person acknowledged.)

Notary Public for Oregon

Type or Print Name

My Commission expires: _____

EXHIBIT A

Legal Description: LEISURE WOODS, BLOCK 3, LOT 1