



2020-011318

Klamath County, Oregon

09/08/2020 03:56:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Travis Baker and Erinne Baker

11467 SE Cascade View Ct.

Happy Valley, OR 97015

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

Travis Baker and Erinne Baker

11467 SE Cascade View Ct.

Happy Valley, OR 97015

File No. 398901AM

STATUTORY WARRANTY DEED

Robin Mitchell Cartwright,

Grantor(s), hereby convey and warrant to

Travis Baker and Erinne 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:

Parcel 1

The Southeasterly 50 feet of Lot 7, in Block 58, Nichols Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

That portion of Lots 8 and 9 in Block 58, NICHOLS ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Easterly boundary of the said Lot 9 of Block 58, 19.11 feet Southerly from the Northeasterly corner of said Lot 9, and running thence Westerly at right angles to East Street 83.06 feet; thence Southwesterly at right angles to Twelfth Street, 64.06 feet, more or less to a point in the Southwesterly boundary of the said Lot 8; thence Northwesterly along the said Southwesterly boundary of said Lot 8 to the most Westerly corner of said Lot; thence Northeasterly along the line between Lots 7 and 8 to the intersection thereof with the Southwesterly line of Twelfth Street; thence Southeasterly along said Southwesterly line of Twelfth Street to its intersection with the West line of East Street; thence South along said West line of East Street, 19.11 feet to the point of beginning, all in Block 58, NICHOLS ADDITION TO KLAMATH FALLS, OREGON.

The true and actual consideration for this conveyance is \$215,000.00.

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"

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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 8th day of Sept, 2020.

[Signature]
Robin Mitchell Cartwright

State of OR } ss
County of KLAMATH }

On this 8th day of September, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Robin Mitchell Cartwright, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

