

2020-016525

Klamath County, Oregon

12/18/2020 12:22:02 PM

Fee: \$87.00

Grantor's Name and Address:

Michael D. Reeder, Successor Trustee
Sue A. Reeder Trust
2636 Windsor Circle W
Eugene, OR 97405

Grantee's Name and Address:

Travis Baker and Erinne Baker
1105 Pacific Terrace
Klamath Falls, OR 97601-1875

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

Travis Baker and Erinne Baker
1105 Pacific Terrace
Klamath Falls, OR 97601-1875

After recording return to:

Travis Baker and Erinne Baker
1105 Pacific Terrace
Klamath Falls, OR 97601-1875

SPECIAL WARRANTY DEED

MICHAEL D. REEDER, Successor Trustee of the Sue A. Reeder Trust uad February 23, 2000 ("Grantor"), conveys and specially warrants to TRAVIS BAKER and ERINNE BAKER, husband and wife, as tenants by entirety ("Grantee"), the following described real property ("Property") in the County of KLAMATH, State of Oregon, free of encumbrances except as specifically set forth herein:

All of Lot 6 and the Southeasterly one-half of Lot 5 in Block 51 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this Deed, including any real property taxes due but not yet payable.

The true consideration paid for this conveyance is \$329,000.

Any warranties created by this Deed are limited to the terms and conditions of any Owner's Title Policy received by Grantor's predecessors-in-interest, DAVID D. REEDER and SUE A. REEDER ("Reeders") in the transaction through which the Reeders took title to the Property. In giving this Deed, Grantor makes no warranty regarding any item excepted from coverage under any such

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.

M.D.R.
MICHAEL D. REEDER, SUCCESSOR TRUSTEE

This instrument was acknowledged before me on December 17, 2020, by **MICHAEL D. REEDER, Successor Trustee of the Sue A. Reeder uad February 23, 2000, Grantor.**

