

**2021-007541****Klamath County, Oregon**

05/11/2021 02:49:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert A. Davids and Linda M. Davids567 Appaloosa WayAngels Camp, CA 95222

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

Robert A. Davids and Linda M. Davids567 Appaloosa WayAngels Camp, CA 95222File No. 447615AM

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**STATUTORY WARRANTY DEED****Gary Dewayne Baker and Niza Marcelle Baker, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Robert A. Davids and Linda M. Davids, as Trustees of the Davids 2013 Revocable Trust under trust  
instrument dated July 17, 2013,**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:**Real property in the County of Klamath, State of Oregon, described as follows:****A tract of land situated in Government Lot 25, Section 18, Township 35 South, Range 7 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Westerly right of way line of the  
Modoc Point Road from which the South quarter corner of said Section 18 bears South 39 degrees 16' 00"  
East 970.62 feet; thence North 89° 34' 21" West 219.92 feet to a 5/8" iron pin with a Tru-Line Surveying  
plastic cap; thence continuing North 89° 34' 21" West 2 feet, more or less, to the mean high water line of  
Agency Lake; thence along said high water line, North 06° 54' 27" East 220.75 feet; thence East 2 feet more  
or less, to a 1/2" iron pin with L.S. 362 plastic cap; thence continuing East 184.76 feet to a 1/2" iron pin with  
L.S. 362 plastic cap on the Westerly right of way line of the Modoc Point Road; thence along said right of  
way line South 00° 51' 56" East 46.45 feet to a 5/8" iron pin with L.S. 362 plastic cap, and on the arc of a  
curve to the left (radius equals 2894.79 feet and central angle equals 03° 27' 19") 174.57 feet to the point of  
beginning with bearings based on record of Survey Map 3219.**

The true and actual consideration for this conveyance is \$285,000.00.

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:

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 8 day of May, 2021

Gary Dewayne Baker  
Gary Dewayne Baker

Niza Marcelle Baker  
Niza ~~Marcelle~~ Baker  
Marcelle

State of Oklahoma } ss  
County of Pottawatomie }

On this 8 day of May, 2021, before me, N.J. Wall a Notary Public in and for said state, personally appeared Gary Dewayne Baker and Niza ~~Marcelle~~ 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. Marcelle

N.J. Wall  
Notary Public for the State of Oklahoma  
Residing at: 19917 S Herrah Rd, Newalla, OK 74857  
Commission Expires: 07/08/2021

