



THIS SPACE RESERVED FOR

2021-010217

Klamath County, Oregon

06/30/2021 12:43:00 PM

Fee: \$87.00

After recording return to:

Benjamin Baker Jr. and Kathryn Manley

5303 Hilldale St.

Klamath Falls, OR 97601

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

Benjamin Baker Jr. and Kathryn Manley

5303 Hilldale St.

Klamath Falls, OR 97601

File No. 464005AM

### STATUTORY WARRANTY DEED

**Patty Lou Neel,**

Grantor(s), hereby convey and warrant to

**Benjamin Baker Jr. and Kathryn Manley, 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:

**A tract of land situated in Lots 20 and 21, SUMMERS HEIGHTS SUBDIVISION, in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a one-inch iron pin on the Northwest corner of said Lot 21, SUMMERS HEIGHTS SUBDIVISION; thence South 89°27' East along the Northerly line of said Lot 21, a distance of 90.00 feet to a one-half inch iron pin; thence South 0°16' West a distance of 129.53 feet to a one-half inch iron pin; thence North 68°47' West a distance of 96.37 feet to a one-half inch iron pin on the Westerly line of said Lot 20; thence North 0°16' East along the Westerly line of said Lots 20 and 21 a distance of 95.50 feet to point of beginning.**

The true and actual consideration for this conveyance is \$340,000.00.

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 26<sup>th</sup> day of May, 2021

Patty Lou Neel  
Patty Lou Neel

State of Oregon } ss  
County of Klamath }

On this 26<sup>th</sup> day of May, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Benjamin Baker Jr. and Kathryn Manley, 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.

MA Stuart  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 5/18/2025

