

Returned at Counter

Bruce G. Baker and Recia A. Baker

2022-002954
Klamath County, Oregon

Grantors

Bruce G. Baker and Recia A. Baker, Trustees
2756 Westgate
Klamath Falls, OR 97603



00296692202200029540010017

03/09/2022 10:53:06 AM

Fee: \$82.00

Grantees

After recording return to:
Grantees

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bruce G. Baker and Recia A. Baker, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Bruce G. Baker and Recia A. Baker, Trustees of the B & R BAKER LIVING TRUST hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 1, SHIELD CREST - TRACT 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this March 7, 2022.

Bruce G. Baker

Bruce G. Baker

Recia A. Baker

Recia A. Baker

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Bruce G. Baker and Recia A. Baker and each acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: *[Signature]*
Notary Public for Oregon

