

2022-007092

Klamath County, Oregon

06/06/2022 03:38:01 PM

Fee: \$82.00

After Recording Return to:

Tami S.P. Beach
1184 Olive Street
Eugene, OR 97401

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

No change

BARGAIN AND SALE DEED - STATUTORY FORM

Dennis M. Baker and Vesta K. Baker, Grantors, convey to Dennis M. Baker and Vesta K. Baker, Trustees, the Dennis and Vesta Baker Family Trust, under agreement dated May 20, 2022, Grantees, the real property commonly known of as 124210 Tea Table Ct., city of Crescent Lake, Klamath County, Oregon, and described as follows:


Lot 6 in Block 12 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon..


The true consideration for this conveyance is none.

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 20th day of May, 2022.

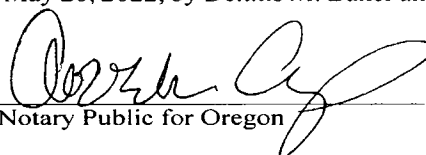
STATE OF OREGON)
) ss.
County of Lane)


Dennis M. Baker


Vesta K. Baker

This instrument was acknowledged before me on May 20, 2022, by Dennis M. Baker and Vesta K. Baker.




Notary Public for Oregon