



THIS SPACE RESERVED FOR

2022-007287
Klamath County, Oregon
06/10/2022 11:17:01 AM
Fee: \$92.00

After recording return to:

Tyler Baker and Tracy Baker

900 N Eldorado Ave

Klamath Falls, OR 97601

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

Tyler Baker and Tracy Baker

900 N Eldorado Ave

Klamath Falls, OR 97601

File No. 538794AM

STATUTORY WARRANTY DEED

Christina Gabb and Joyce Moore as Co- Conservators for the Estate of Christina Farrell, Probate No: 21PR01083

Grantor(s), hereby convey and warrant to

Tyler Baker and Tracy Baker, 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:

The Easterly 70 feet of Lot 6, Block 29, 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.

The true and actual consideration for this conveyance is \$175,000.00.

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:

This Document is being signed in Counterpart

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 June, 2022

Conservatorship of Christina Farrell

Joyce Moore, Co Conservator

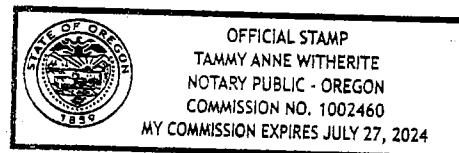
Christina Gabb Co Conservator
Christina Gabb, Co Conservator
Gabb

State of Oregon } ss.
County of Clatsop }

On this 8th day of June, 2022, before me, Tammy A. Witherite, a Notary Public in and for said state, personally appeared Christina Gabb and Joyce Moore known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Conservator for the Estate of Christina Farrell., and acknowledged to me that he/she/they executed the same as Co-Conservator.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tammy A. Witherite
Notary Public for the State of Oregon
Residing at: Sandy, OR 97055
Commission Expires: July 27, 2024



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 June, 2022

Conservatorship of Christina Farrell

Joyce Moore Co Conservator
Joyce Moore, Co Conservator

Christina Gabb, Co Conservator

State of Oregon } ss.
County of CLATSOP }

On this 8 day of June, 2022, before me, Lam Hong Quang, a Notary Public in and for said state, personally appeared Christina Gabb and Joyce Moore known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co- Conservator for the Estate of Christina Farrell., and acknowledged to me that he/she/they executed the same as Co-Conservator.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lam Hong Quang
Notary Public for the State of Oregon
Residing at: 89120 Lewis + Clark Rd
Commission Expires: 7/21/2023

