

After Recording Return To:
First American Title



After recording return to:
Coby Crume and Hailey Paxton
5336 Eastwood Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Coby Crume and Hailey Paxton
5336 Eastwood Drive
Klamath Falls, OR 97603

File No.: 7061-3946696 (SJN)
Date: May 16, 2022

2022-007882

Klamath County, Oregon

06/27/2022 12:45:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Travis H. Baker and Lynne M. Baker, as tenants by the entirety, Grantor, conveys and warrants to **Coby Crume and Hailey Paxton not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 3, BLOCK 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, KLAMATH COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 21, PAGE 1, PLAT RECORDS.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$310,000.00**. (Here comply with requirements of ORS 93.030)

APN: R576040

Statutory Warranty Deed
- continued

File No.: 7061-3946696 (SJN)

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.

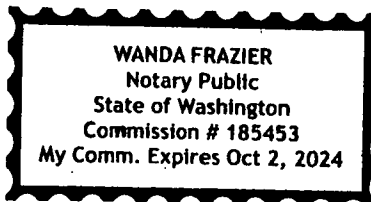
Dated this 22 day of June, 2022.

Travis H. Baker
Travis H. Baker

Lynne M. Baker
Lynne M. Baker

STATE OF Washington)
~~Oregon~~)ss.
County of Okanagan)
~~Klamath~~

This instrument was acknowledged before me on this 22 day of June, 2022
by **Travis H. Baker and Lynne M. Baker.**



Wanda Frazier
Notary Public for Washington
My commission expires: Oct 2, 2024