

Returned at Counter

Estate of Thomas J. Baxter, Scott Baxter Affiant  
and Scott Baxter

307 Martin St

Klamath Falls, OR 97601

Grantor's Name and Address

Anthony C. Baxter

307 Martin St

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Anthony C. Baxter

307 Martin St

Klamath Falls, OR 97601

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

Anthony C. Baxter

307 Martin St

Klamath Falls, OR 97601

**2022-010182**

**Klamath County, Oregon**



00304965202200101820030031

08/22/2022 01:00:37 PM

Fee: \$92.00

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Scott Baxter, Affiant for the Estate of Thomas J. Baxter and Scott Baxter,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Anthony C. Baxter,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **PROBATE CASE 22PB07439.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

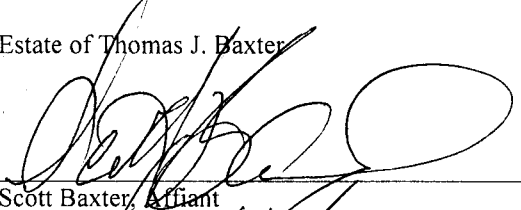
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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.

In Witness Whereof, the grantor has executed this instrument this 22 day of August, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

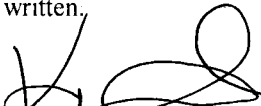
Estate of Thomas J. Baxter

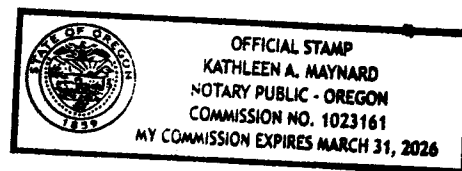
  
\_\_\_\_\_  
Scott Baxter, Affiant

  
\_\_\_\_\_  
Scott Baxter

State of Oregon} ss  
County of Klamath}

On this 22 day of August, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Scott Baxter, 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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description

Exhibit "A"

Lot 27 and the Northwesterly half of Lot 26, Block 21, INDUSTRIAL ADDITION, to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 27 and running thence Southeasterly along the Southerly line of Division Street 37 ½ feet; thence Southwesterly parallel with Oak Street, 100 feet to the Northerly line of Martin Street; thence Northwesterly along the Northerly line of Martin Street 37 ½ feet to the most Westerly corner of said lot 27; thence Northeasterly 100 feet to the point of beginning.