



2022-011105  
Klamath County, Oregon  
09/13/2022 02:22:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dorris G. Kerby and Bucky D. Reed and Julie D. Reed  
2460 Redwood Drive  
Klamath Falls, OR 97601

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

Dorris G. Kerby and Bucky D. Reed and Julie D. Reed  
2460 Redwood Drive  
Klamath Falls, OR 97601

File No. 557892AM

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### STATUTORY WARRANTY DEED

**Brant A. Baldini and Patricia M. Baldini, as Trustees of the Baldini Revocable Living Trust, dated 8/1/2013,**  
Grantor(s), hereby convey and warrant to

**Bucky D. Reed and Julie D. Reed, as Tenants by the Entirety, and Dorris G. Kerby, all with rights of  
survivorship,**

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:

**Lot 7 in Block 2 of WEST HILLS HOMES, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$390,000.00.

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:

***2022-2023 Real Property Taxes, a lien not yet due and payable***

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 13 day of September, 2022

Baldini Revocable Living Trust

By: Brant A. Baldini  
Brant A. Baldini, Trustee

By: Patricia M. Baldini  
Patricia M. Baldini, Trustee

State of Oregon} ss. ND  
County of Klamath}

On this 13 day of September, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Brant A. Baldini and Patricia M. Baldini known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Baldini Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Melissa Cook  
Notary Public for the State of Oregon»  
Residing at: Klamath Falls, OR  
Commission Expires: 3/7/26

