

Returned at Counter

2023-000550

Klamath County, Oregon



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01/26/2023 03:04:30 PM

Fee: \$82.00

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Julia L. Baker, Trustee of  
The Julia L. Baker Trust  
1655 Siskiyou Street  
Klamath Falls, OR 97601

**Grantor:**

Julia L. Baker  
1655 Siskiyou Street  
Klamath Falls, OR 97601

**Grantee:**

Julia L. Baker, Trustee of  
The Julia L. Baker Trust  
1655 Siskiyou Street  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Julia L. Baker, Grantor, conveys to Julia L. Baker, Trustee of The Julia L. Baker Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 1 and 2 and the North 8 feet of Lot 3, Block 86, BUENA VISTA 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 transfer is \$0.00.

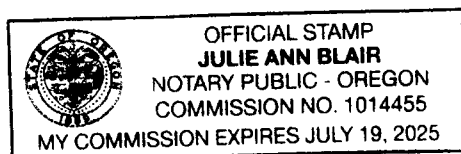
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

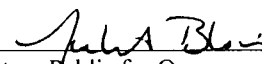
DATED this 24<sup>th</sup> day of January, 2023.

  
Julia L. Baker, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 24<sup>th</sup> day of January, 2023, the above-named Julia L. Baker, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 07/19/2025