

Returned at Counter

Steven E. Baker and Dianna M. Baker
Grantors

Steven E. Baker and Dianna M. Baker, Trustees
4143 Adelaide Avenue
Klamath Falls, OR 97603
Grantees
After recording return to:
Grantees

2023-003665

Klamath County, Oregon



00314737202300036650020022

05/12/2023 03:33:40 PM

Fee: \$87.00

Until a change is
requested, all tax statements shall be sent to:
Steven E. Baker and Dianna M. Baker, Trustees
4143 Adelaide Avenue, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Steven E. Baker, AKA Steven Baker, and Dianna M. Baker, AKA Dianna Baker, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Steven E. Baker and Dianna M. Baker, Trustees of the S&D BAKER LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

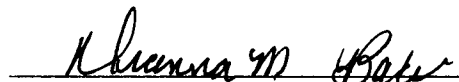
To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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

In Witness Whereof, the undersigned grantors, have executed this instrument this November 9, 2022.


Steven E. Baker, AKA Steven Baker


Dianna M. Baker AKA Dianna Baker

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Steven E. Baker and Dianna M. Baker and each acknowledge the foregoing instrument to be their voluntary act and deed.

This 9th day of November, 2022.

(S E A L)

Before me: 
Notary Public for Oregon

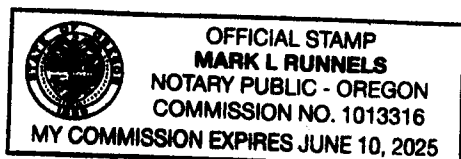


EXHIBIT "A" LEGAL DESCRIPTION

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**SITUATE IN KLAMATH COUNTY, OREGON, TO-WIT:
LOT 19, BLOCK 1 OF SHADOW HILLS SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE RECORDS OF KLAMATH COUNTY, OREGON.**

**SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND
RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING,
BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN
POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.**

**BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. M73-2791,
OF THE KLAMATH COUNTY, OREGON RECORDS.**

