

Rebecca Whitney-Smith

Returned at Counter

2023-003893

Klamath County, Oregon



00315012202300038930020023

05/22/2023 03:44:22 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

BEVERLY BAKER

Trustee of the Beverly Ann Baker Irrevocable Trust

2425 Western Street

Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

BEVERLY BAKER

Trustee of the Beverly Ann Baker Irrevocable Trust

2425 Western Street

Klamath Falls, Oregon 97601

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that BEVERLY A. BAKER, Trustee of the Beverly Ann Baker Revocable Living Trust Dated June 26, 2019, hereafter called Grantor, for the consideration hereafter stated, does hereby remise, release, and quit claim unto Beverly Ann Baker, as trustee of the Beverly Ann Baker Irrevocable Trust, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's right, title, and interest in that certain real property situated in the County of Klamath, State of Oregon, commonly known as

Lot 52 Skyline View, Klamath County, Oregon

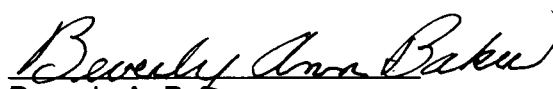
SUBJECT TO: 1) Reservations, conditions and restrictions in the dedication of said Skyline View. 2) Regulations, liens, assessments, and laws relating to the Skyline View District Improvement Company.

The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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

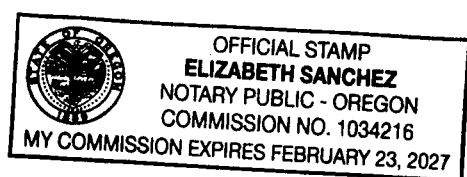
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 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 SECTION 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.

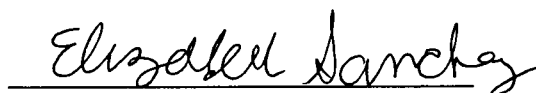
DATED this 19th day of May, 2023


Beverly A. Baker

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was subscribed and sworn to before me on the 19th day of May, 2023 by Beverly Baker.




Notary Public for Oregon
My Commission Expires: 2/23/27