

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2023-007788

Klamath County, Oregon



00319623202300077880050054

09/07/2023 09:18:16 AM

Fee: \$102.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Sharon M. Baker

Until requested otherwise, send all tax statements to (Name and Address):

Shawn L. Baker
5012 Driftwood
Salida, CA 95368SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

SHARON MAUREEN BAKER

~~SHAWN LEE BAKER~~

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

SHAWN L. BAKER and husband wife and Kimberley A. Baker *

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, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

KLAMATH

County, State of Oregon, described as follows (legal description of property):

* husband and wife

See Attached - Exhibits

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ' ', if not applicable, should be deleted. See ORS 93.030.)

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

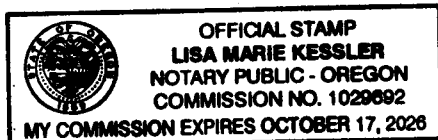
IN WITNESS WHEREOF, grantor has executed this instrument on September 07, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Sharon Maureen Baker

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on September 7, 2023 by Sharon Maureen Baker.

This instrument was acknowledged before me on _____ by _____ as _____ of _____

Lisa M. Kessler
Notary Public for OregonMy commission expires October 17, 2026

23166

Exhibit "A"

Lots ~~26~~ 7 of Nimrod River Park as shown on map in official records of said county.

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the southeast corner of Lot 6; thence S 1° 04' E across Lot 27 and a portion of the W 1/2 of Section 9, T36S, R11E., W.M. to a point on the northerly bank of the Sprague River; thence in a northwesterly direction along the northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the westerly sideline of Lot 7 and the northerly river bank; thence, from said intersection N 0° 54' W to the southwest corner of said Lot 7; thence S 86° 31' E along the southerly lot line of said lot to the point of beginning.

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record and those apparent on the ground, official records of said county and state.

18 2315275-ALF



After recording return to:
Steve Baker and Sharon Baker
14081 Nees
Clovis, CA 93619

Until a change is requested all tax
statements shall be sent to the
following address:
Steve Baker and Sharon Baker
14081 Nees
Clovis, CA 93619

File No.: 7021-2345275 (ALF)
Date: November 05, 2014

2015-007198

Klamath County, Oregon

07/02/2016 01:41:04 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard L Johnson Successor Trustee of the La Verne J Johnson and Norma I Johnson Family Trust UAD May 8, 1992, Grantor, conveys and warrants to **Steve Baker and Sharon Baker, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

⁸
~~8~~ Lot ³
~~3~~ In Block ~~3~~ of First Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of ORS 93.030)

F-
52.00

Klamath County
305 Main St, Rm 238
Klamath Falls, OR 97601

Grantor's Name and Address

Steven L. & Sharon M. Baker
14081 East Nees Ave
Clovis, CA 93611

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Steven L. & Sharon M. Baker
14081 East Nees Ave
Clovis, CA 93611

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Steven L. & Sharon M. Baker
14081 East Nees Ave
Clovis, CA 93611

M06-10115

Klamath County, Oregon

05/19/2006 09:52:38 AM

Pages 1 Fee: \$21.00

SPACI

FOR

RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Steven L. Baker & Sharon M. Baker, as Tenants by the Entirety, 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, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A portion of Government Lot 19, being a portion of the NE 1/4 SW 1/4 of Section 9, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the SE corner of Lot 7, Nimrod River Park; thence S 1° 04' E to a point on the North boundary of Government Lot 19 for the true point of beginning; thence S 1° 04' E to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to the North boundary of Government Lot 19; thence S 89° 49' 30" E along said boundary to the point of beginning.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,100.00. *However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. * (The sentence between the symbols*, if not applicable, should be deleted. See ORS 92.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on May 12, 2006; if grantor is a corporation, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN 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 AND, 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 (BALLOT MEASURE 37).


Michael R. Markus

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____

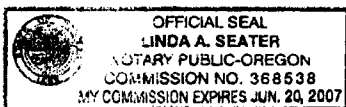
by _____

This instrument was acknowledged before me on May 12, 2006

by Michael R. Markus

as Klamath County Surveyor

of the State of Oregon _____




Notary Public for Oregon
My commission expires 20, 2007

21c

0506-400

EXHIBIT A

LEGAL DESCRIPTION:

LOT 6 OF NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY.

TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6; THENCE SOUTH 1° 04' EAST ACROSS LOT 27 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF LOT 7 AND THE NORTHERLY RIVER BANK; THENCE, FROM SAID INTERSECTION NORTH 0° 54' WEST TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 86° 31' EAST ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.

SUBJECT TO ALL CONDITIONS, COVENANTS, RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE GROUND, OFFICIAL RECORDS OF SAID COUNTY AND STATE.