



**2023-009727**  
Klamath County, Oregon  
11/09/2023 11:52:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Steven Baldus and Theresa Ann Baldus and  
Jaycee Ann Baldus

8727 Canary DR

Bonanza, OR 97623

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

Mark Steven Baldus and Theresa Ann Baldus and  
Jaycee Ann Baldus

8727 Canary DR

Bonanza, OR 97623

File No. 610355AM

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### STATUTORY WARRANTY DEED

**Jon C. Whitney and Alexis Whitney, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jaycee Baldus, Mark Baldus and Theresa Ann Baldus, with right 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 4 in Block 2 of TRACT 1131, THE WADES, 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 conveyance is \$205,000.00.

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:

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 7 day of November, 2023

Jon C. Whitney  
Alexis Whitney  
Alexis Whitney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss  
County of Shasta }

On this 7 day of <sup>the November</sup> ~~October~~, 2023, before me, Linda Anne Clares a Notary Public in and for said state, personally appeared Jon C. Whitney and Alexis Whitney, known or identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within Instrument and acknowledged to me that ~~he/she~~ they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Linda Anne Clares  
Notary Public for the State of California  
Residing at: Redding Shasta County  
Commission Expires: 12-09-2023

