

2024-000083

Klamath County, Oregon

01/03/2024 03:10:02 PM

Fee: \$87.00

After recording return to
Gary Baker
28456 Brangus Rd
Maude OK 74854

Send tax statements to:
Gary Baker, Niza Baker
28456 Brangus Rd
Maude OK 74854

PERSONAL REPRESENTATIVE'S DEED

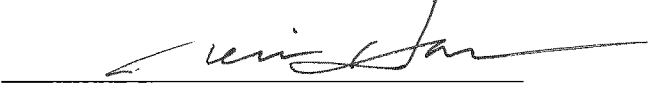
TERRI HANNO, as Personal Representative of the estate of DEARL BAKER (Klamath County Circuit Court 23PB05193), GRANTOR, does hereby grant, bargain, and sell all of her right, title, and interest in that property located in Klamath County, Oregon, commonly known as 34054 Modoc Pt Rd, Chiloquin OR, and legally described in Exhibit A attached hereto.

to **GARY BAKER & NIZA MARCELLE BAKER, husband and wife, GRANTEES**

The consideration for this transfer is: \$150,000.

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.

January 3, 2024


Terri Hanno, Pers. Rep.

STATE OF OREGON)
County of Multnomah)ss.

Terri Hanno appeared before me January 3, 2024 and acknowledged the foregoing to be her voluntary act and deed as personal representative of the Estate of Dearl Baker.


Notary Public for Oregon

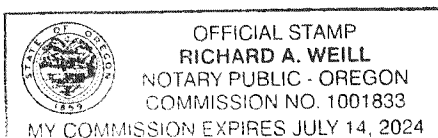


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Government Lot 25, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the centerline of State Highway 427, (old Dalles-California Highway), EXCEPTING THEREFROM that portion described in instrument recorded in Volume 323, page 416, Deed Records of Klamath County, Oregon, to wit:

Commencing at a point 456.6 feet West and 58.0 feet North of the common corner of Lots 24-25-26-27 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian; thence Northerly along old Highway 97 North 5 degrees 0' West 139.9 feet; thence North 3 degrees 0' West 202.0 feet to the Northeast corner of Lot; thence West 205.0 feet to meander line of Agency Lake to Northwest corner; thence Southerly along meander line of Agency Lake, South 3 degrees 15' West, 325.8 feet to Southwest corner; thence East 250.0 feet to point of beginning, or Southeast corner of Lot, all lying within the boundaries of Lot 25, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in instrument recorded December 9, 1960 in Volume 326, page 128, Deed Records of Klamath County, Oregon, to wit:

That portion of Lot 25 which is bounded on the South by a line parallel to and 40 feet North of the South boundary line of said lot, on the West by Agency Lake, on the North by a line parallel to and 90 feet North of said South boundary line of said Lot and on the East by the centerline of the said old Dalles-California Highway.

ALSO EXCEPTING THEREFROM that portion described in instrument recorded in Volume 323, page 301, Deed Records of Klamath County, Oregon, recorded August 9, 1960, to wit:

A portion of Lot 25 and 26 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said parcel of property a strip of land extending Northerly from the Southerly boundary of Lot 26 for a distance of 700 feet and being bounded on the East by the West boundary of State Highway No. 427; bounded on the West by Agency Lake; bounded on the South by the South line of Lot 26(said line being 40 feet more or less North of and parallel to the South Boundary of Lot 25).