

THIS SPACE RESERVED FOR

2024-000128 Klamath County, Oregon

01/05/2024 10:00:02 AM

Fee: \$92.00

After recording return to:
Roy Raymer
2412 Reclamation Ave
Klamath Falls, OR 97601
Until a change is requested all tax statements shall be
sent to the following address:
Roy Raymer
2412 Reclamation Ave
Klamath Falls, OR 97601
File No. 616697AM

STATUTORY WARRANTY DEED

Travis Baker and David McCollum, as Tenants in Common, each as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

Roy Raymer,

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 13 in Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$207,000.00.

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 this4th day of,,	2024			
Travis Baker				
Travis Baker David McCollum				
David McCollum				
State of } ss County of } ss }				
On this 4th day of January, 2024, before me,	Melissa Donovan Mitchell		a Notary Public in	
and for said state, personally appeared Travis Baker ************************************	nowledged to me that he/she	they executed same	e the person(s) whose e.	
IN WITNESS WHEREOF, I have hereunto set my hand an above written.	na arrixea my orriciai sear m	ie day and year in th	is certificate first	
Webs Dono Staller	MDM			
Notary Public for the State of Virginia Residing at: King William, Virginia Commission Expires: 10/31/2025	TOTAL PART OF LAB	Melissa Donova	n Mitchell	
My Commission Number: 7899517		REGISTRATION NUMBER		
Notarized online using audio-video communication	SONIC NOTARY	7899517 COMMISSION EX October 31, 2	KPIRES	

VIRGINIA ACKNOWLEDGMENT

State of Virginia)			
County of City of Alexandria)				
On 01/04/2024 before me	, Mohamud Aden Notary Name			
personally appeared				
Name(s) of Signer(s)				
□ personally known to me OR				
proved to me on the basis of the o	path of			
Name of Credible Witness ✓ proved to me on the basis of satisfactory evidence: driver license				
to be the individual(s) whose name(s) acknowledged to me that he/she/they and by proper authority, and that by his	Type of ID Presented is (are) subscribed to the within instrument, and executed the same in his/her/their authorized capacity(ies) his/her/their signature(s) on the instrument, the individual(s), of which the individual(s) acted, executed the instrument for			
Mohamud Aden REGISTRATION NUMBER 7898118 COMMISSION EXPIRES	Notary Commission Number: 7898118 Notary Commission Expires: 03/31/2026			
DESCRIPTION OF ATTACHED DOCUMENT Warranty Deed Warranty Deed				
Title or Type of Document: Number of Pages (w/ certificate): 3				
Signer(s) Other Than Named Above:				
Capacity(ies) Claimed by Signer(s Signer's Name:	Signer's Name:			
☐ Corporate Officer Title:	Corporate Officer Title:			
□ Partner - □ Limited □ Gen ✓ Individual □ Attorney in Fact □ Trustee □ Guardian of Cons □ Other:	neral			
Signer Is Representing:	Signer Is Representing:			