



2024-004161
Klamath County, Oregon
05/24/2024 01:06:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tyler Baker and Tracy Baker

729 Pacific Terrace

Klamath Falls, OR 97601

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

Tyler Baker and Tracy Baker

729 Pacific Terrace

Klamath Falls, OR 97601

File No. 629890AM

STATUTORY WARRANTY DEED

Zachary T. Blain and Mika N. Blain, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Tyler Baker and Tracy Baker,

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:

PARCEL 1:

Lot 3 in Block 47 of HOT SPRINGS ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO all of Lot 4 of said Block 47, HOT SPRINGS ADDITION, except the following described portion thereof:

Beginning at the most Southerly corner of said Lot 4, being the point of intersection of the line between said Lot 4 and Lot 5 of the same Block with the Northeasterly line of Pacific Terrace; thence Northwesterly along the Southwesterly line of said Lot 4 and the Northeasterly line of Pacific Terrace a distance of 25 feet; thence Northeasterly parallel to and 25 feet distant from the line between said Lots 4 and 5 to the alley through said Block 47; thence Southeasterly along the line of said alley to the most Northerly corner of Lot 5; thence Southwesterly along the line of said Lots 4 and 5 to the point of beginning.

PARCEL 2:

The Southerly 100 feet of Lot 8 in Block 43 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, 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 \$643,000.00.

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 21 day of May, 2024

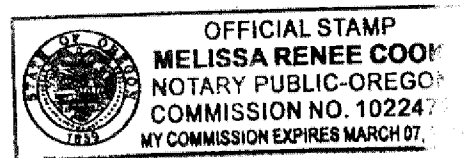
Zachary T. Blain
Zachary T. Blain

State of Oregon } ss
County of Klamath }

On this 21 day of May, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Zachary T. Blain, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26



Dated this 23 day of May, 2024

Mika N. Blain
Mika N. Blain

State of Oregon } ss
County of Klamath }

On this 23 day of May, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mika N. Blain, 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.

MCook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

