



2024-004271
Klamath County, Oregon
05/29/2024 02:18:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trudy Preston

1817 Siskiyou St.

Klamath Falls, OR 97601

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

Trudy Preston

1817 Siskiyou St.

Klamath Falls, OR 97601

File No. 632106AM

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

Trudy Preston,

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 6 in Block 62, BUENA VISTA 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 \$239,900.00.

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 16 day of May, 2024

Travis Baker
Travis Baker

State of Virginia } ss
County of Virginia Beach }

On this 16th day of May, 2024, before me, Dennis Bryan Turner Jr
a Notary Public in and for said state, personally appeared Travis Baker, 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.

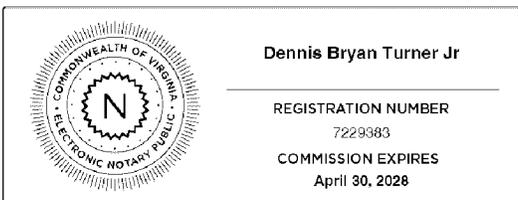
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Dennis Bryan Turner Jr
Electronic Notary Public

Notary Public for the State of Virginia
Residing at: Virginia Beach Virginia
Commission Expires: 04/30/2028

Notarized remotely online using communication technology via Proof.



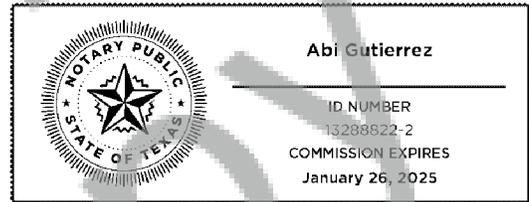
Dated this 16 day of May, 2024.

David McCollum
David McCollum

State of Texas } ss
County of Ellis }

On this 16th day of May, 2024, before me, Abi Gutierrez
a Notary Public in and for said state, personally appeared David McCollum, 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.

Abi Gutierrez
Notary Public for the State of Texas
Residing at: Ferris, Texas
Commission Expires: 01/26/2025



Electronically signed and notarized online using the Proof platform.