

2024-006258

Klamath County, Oregon



00331279202400062580040044

07/18/2024 03:01:39 PM

Fee: \$97.00

Reserved for Deed Records Use

## Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Teresa Lynn Baker

WHEN RECORDED MAIL TO (ADDRESS):

36032 Cranmore Ln. Auberry, CA 93602, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Teresa Lynn Baker

36032 Cranmore Ln. Auberry, CA 93602, USA

By this instrument, Thomas Harry Baker IV, not married, of 692-100 River Bench Rd, Susanville, CA 96130, USA, (the "Grantor"), releases, as well as quitclaims, unto Teresa Lynn Baker, not married, of 36032 Cranmore Ln, Auberry, CA 93602, USA, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

TWP 36 RNGE 12 SEC 12 - N2N2NE4NE4.

The true consideration for this conveyance is \$ 0.00, the receipt and sufficiency of which is hereby acknowledged.


Returned at Counter

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Dated this 18 day of July, 2024.

Signed in the presence of:

\_\_\_\_\_  
Witness signature

  
\_\_\_\_\_  
Thomas Harry Baker IV

\_\_\_\_\_  
Witness name

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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.

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

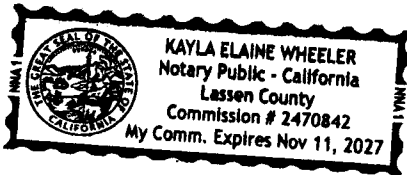
State of California

County of Lassen

On July 18<sup>th</sup> 2024 before me, Kayla Elaine Wheeler <sup>Notary Public</sup>  
Date Here Insert Name and Title of the Officer

personally appeared Thomas Harry Balcer Jr  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kayla Elaine Wheeler  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed

Document Date: 7/18/2024 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_