



2024-007574  
Klamath County, Oregon  
08/30/2024 08:45:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lisa Baracker and Gabriel Baracker and  
Antoinette Clair

618 Pacific Terrace

Klamath Falls, OR 97601

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

Lisa Baracker and Gabriel Baracker and  
Antoinette Clair

618 Pacific Terrace

Klamath Falls, OR 97601

File No. 643937AM

### STATUTORY WARRANTY DEED

**Louis S. Turk who acquired title as Lewis S. Turk,**

Grantor(s), hereby convey and warrant to

**Lisa Baracker and Gabriel Baracker and Antoinette Clair, with right of survivorship,**

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:

**All Lot 4 in Block 39, Hot Springs Addition to the City of Klamath Falls, Oregon and that portion  
of Lot 5 in Block 39, Hot Springs Addition to the City of Klamath Falls, Oregon according to the  
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as  
follows:**

**Beginning at the most Northeasterly corner of Lot 5 in Block 39, Hot Springs Addition; thence  
Southwesterly along the Northwesterly line of said Lot 5, a distance of 93 feet to a point; thence  
Southeasterly and parallel with the Northeasterly line of said Lot 5, 25 feet, to a point; thence  
Northeasterly and parallel with the Northwesterly line of said Lot 5, 93 feet to a point on the  
Northeasterly line of said Lot; thence Northwesterly along the said Northeasterly line 25 feet to the  
point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

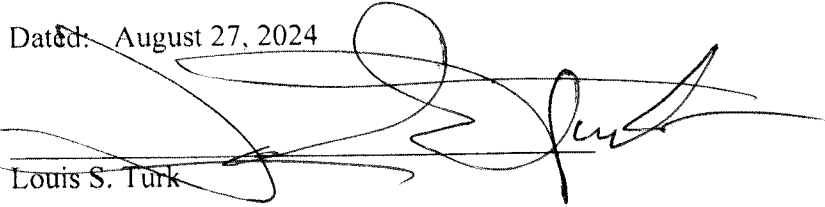
**3809-028CA-11700**

**The true and actual consideration for this conveyance is \$279,000.00.**

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:

Real property taxes due, if any, but not yet payable


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: August 27, 2024  
  
Louis S. Turk

State of Oregon } ss  
County of Klamath } *Lin CM*

On this 27<sup>th</sup> day of August, 2024, before me, *Cindy Morse* a Notary Public in and for said state, personally appeared Louis S. Turk, 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.

  
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Notary Public for the State of Oregon  
Residing at: ~~Klamath Falls~~ *Salem, OR*  
Commission Expires: *5-9-2025*

