

2024-007683

Klamath County, Oregon



00333033202400076830020021

09/03/2024 11:21:26 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Law Firm of Gabriel W. Taylor
8840 SW Holly Lane, Suite 104
Wilsonville, Oregon 97070

GRANTOR INFORMATION:

AARON DAVID BAKER AND
TIFFANIE SUE BAKER
15094 Manning Road NE
Woodburn, Oregon 97071

GRANTEE INFORMATION:

AARON D. BAKER AND
TIFFANIE S. BAKER, CO-TRUSTEES
15094 Manning Road NE
Woodburn, Oregon 97071

SEND TAX STATEMENTS TO:

AARON D. BAKER AND
TIFFANIE S. BAKER, CO-TRUSTEES
15094 Manning Road NE
Woodburn, Oregon 97071

WARRANTY DEED

AARON DAVID BAKER AND TIFFANIE SUE BAKER, GRANTORS, convey to AARON D. BAKER AND TIFFANIE S. BAKER, CO-TRUSTEES OF THE BAKER FAMILY TRUST, dated August 26, 2024, GRANTEES, the following real property situated in Klamath County, Oregon, to wit:

Lot 39, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This transfer is being made for estate planning purposes and the consideration for the transfer is a beneficial interest retained by the Settlor.

TO HAVE AND TO HOLD the same unto the said GRANTEES and GRANTEES' heirs, successors and assigns forever.

And GRANTORS hereby covenant to and with GRANTEES and GRANTEES' heirs, successors and assigns, that GRANTORS are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record or those of an obvious nature, and that GRANTORS will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Executed on August 26, 2024.

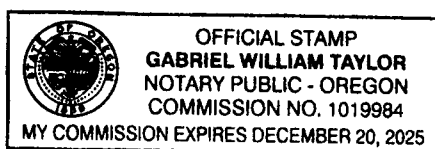

 AARON DAVID BAKER


 TIFFANIE SUE BAKER

ACKNOWLEDGMENT

STATE OF Oregon)
)
 County of Clackamas) ss.

This instrument was acknowledged before me on August 26, 2024 by AARON D. BAKER and TIFFANIE S. BAKER.




 Notary Public for Oregon
 My Commission Expires: 12/20/2025