



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Gordon McDonald and Rene M. Allen  
4121 Altamont Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
Gordon McDonald and Rene M. Allen  
4121 Altamont Dr.  
Klamath Falls, OR 97603  
File No. 649227AM

STATUTORY WARRANTY DEED

Constance Baldwin, who acquired title as Connie Baldwin as to an undivided on-half interest, and Constance Baldwin, aka Connie Baldwin and Pam Seegmiller the Heirs of Barbara A. Gross, deceased as to an undivided one-half interest,

Grantor(s), hereby convey and warrant to

Gordon McDonald and Rene M. Allen, as Tenants by the Entirety,

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 5, Block 6, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$100,000.00.

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.

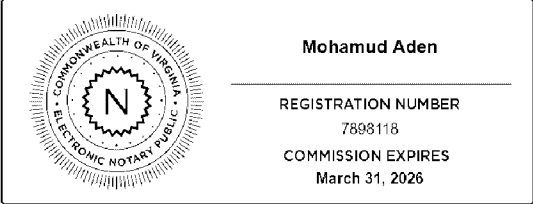
Dated: September 16th, 2024

*Constance Baldwin*  
\_\_\_\_\_  
Constance Baldwin

State of Virginia } ss  
County of City of Alexandria }

On this 16th day of September, 2024, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Constance Baldwin, 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.

*Mohamud Aden* 7898118  
\_\_\_\_\_  
Notary Public for the State of Virginia  
Residing at: City of Alexandria Virginia  
Commission Expires: 03/31/2026  
  
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

Dated: September 16th, 2024

Estate of Barbara A. Gross, deceased

By: Constance Baldwin  
Constance Baldwin, Heir

State of Virginia } ss.  
County of City of Alexandria }

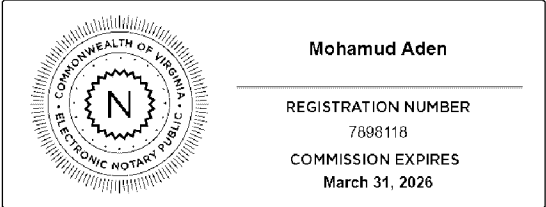
On this 16th day of September, 2024, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Constance Baldwin known or identified to me to be the person whose name is subscribed to the foregoing instrument as Heir to the Estate of Barbara A. Gross, and acknowledged to me that he/she/they executed the same as Heir.

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

Mohamud Aden 7898118  
Notary Public for the State of Virginia  
Residing at: City of Alexandria Virginia  
Commission Expires: 03/31/2026

Electronic Notary Public

Notarized remotely online using communication technology via Proof.



Dated: September 16th, 2024

Estate of Barbara A. Gross, deceased

By: Pam Seegmiller  
Pam Seegmiller, Heir

State of Virginia } ss.  
County of Sussex }

On this 16th day of September, 2024, before me, Sierra Hebb a Notary Public in and for said state, personally appeared Pam Seegmiller known or identified to me to be the person whose name is subscribed to the foregoing instrument as Heir to the Estate of Barbara A. Gross, and acknowledged to me that he/she/they executed the same as Heir.

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

Sierra Hebb  
Notary Public for the State of Virginia  
Residing at: Sussex  
Commission Expires: 11/30/2025  
Registration: 7947015  
Electronic Notary Public  
Notarized remotely online using communication technology via Proof.

