



2024-009750
Klamath County, Oregon
11/07/2024 08:25:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Larry D. Hinman
PO Box 2111
Prineville, OR 97754

Until a change is requested all tax statements shall be sent to the following address:
Larry D. Hinman
PO Box 2111
Prineville, OR 97754
File No. 656439AM

STATUTORY WARRANTY DEED

Rodney Baxter Sr. and Bernardine Kay Baxter, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Larry D. Hinman,

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:

Beginning at the quarter corner common to Section 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°49' West 1444.55 feet; thence North 1°10' East 320 feet to the Southeast corner of the herein described property; thence North 1°10' East 100 feet; thence North 89°49' West 630 feet, more or less, to a point on the Easterly right of way line of the Dalles-California Highway; thence Southerly along the Easterly right of way line of the Dalles-California Highway 101 feet, more or less to a point which is North 89°49' West of the point of beginning; thence South 89°49' East 665 feet, more or less, to the point of beginning, being a part of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$70,000.00.

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:

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: November 6th, 2024 November 2024

Rodney Baxter Sr.
Rodney Baxter, Sr.

State of Virginia } ss
County of City of Norfolk }

On this 6th day of November, 2024, before me, Sharon Simone Williams, a Notary Public in and for said state, personally appeared Rodney Baxter, Sr., 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.

Sharon Simone Williams
Sharon Simone Williams
Notary Public for the State of Virginia
Residing at: City of Norfolk, Virginia
Commission Expires: 09/30/2028
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

Bernadine Kay Baxter
Bernardine Kay Baxter

State of Virginia } ss
County of City of Norfolk }

On this 6th day of November, 2024, before me, Sharon Simone Williams, a Notary Public in and for said state, personally appeared Bernardine Kay Baxter, 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.

Sharon Simone Williams
Sharon Simone Williams
Notary Public for the State of Virginia
Residing at: City of Norfolk, Virginia
Commission Expires: 09/30/2028



Notarized remotely online using communication technology via Proof.