2025-009500
Klamath County, Oregon

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10/23/2025 01:11:19 PM Fee: $87.00

Returned at Counter

After recording, return to: Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Robert W. Baker, Jr. 3536 S. Oxford Drive San Angelo, TX 78904

Grantor:
Robert W. Baker, Jr.
3536 S. Oxford Drive
San Angelo, TX 78904
Grantees:
Robert W. Baker, Jr. and Sharon Baker,
as Husband and Wife
3536 S. Oxford Drive
San Angelo, TX 78904

STATUTORY WARRANTY DEED

Robert W. Baker, Jr., Grantor, conveys to Robert W. Baker, Jr., and Sharon Baker as Husband and Wife, Grantees, its interest in the following described real property located in Klamath County, Oregon:

TRACT 23 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Property ID #529994)

Together with a 1975 Vantage 2-bedroom manufactured home, VIN #70X14S6331, (Property ID #47693)

And a 1972 Broadmore 3-bedroom manufactured home, VIN #2984 (A) and 2984 (B) (Property ID #32048)

The true and actual consideration for this conveyance is $0; estate distribution. The transfer is in accordance with the terms of decedent's Will.

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

DATED this 23 day of October, 2025.

Robert W. Baker, Jr., Grantor

STATE OF OREGON)
) ss.
County of Klamath Falls)

Personally appeared before me this 23 day of October, 2025 the above-named Robert W. Baker, Jr., Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

OFFICIAL STAMP
FAYE W WOLFE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1035052
MY COMMISSION EXPIRES MARCH 16, 2027

Notary Public for Oregon
My Commission expires: 3-16-27

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