

MT82790-SH

THIS SPACE

2008-009537
Klamath County, Oregon



06/30/2008 03:35:57 PM Fee: \$21.00

After recording return to:
SHAUNE R. BARNES
4407 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

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

SHAUNE R. BARNES
4407 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT82790-SH
Title No. 0082790
SWD

STATUTORY WARRANTY DEED

RICHARD J. BARLOW, JR., SANDRA LEE BARNES and CYNTHIA LOUISE SMITH, EACH AS TO AN UNDIVIDED 1/3 INTEREST, as tenants in common, Grantor(s) hereby convey and warrant to **SHAUNE R. BARNES,** 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 15, Block 4, FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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:
2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$180,000.00.**

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. 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.

Dated this 30th day of JUNE, 2008.

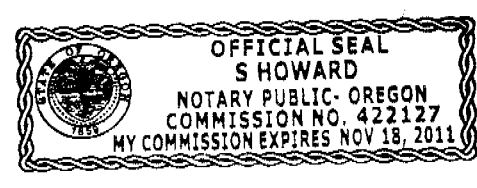
Richard J. Barlow Jr
RICHARD J. BARLOW, JR.

Sandra Lee Barnes
SANDRA LEE BARNES

Cynthia Louise Smith
CYNTHIA LOUISE SMITH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 30, 2008 by RICHARD J. BARLOW, JR., SANDRA LEE BARNES and CYNTHIA LOUISE SMITH.



S. Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2011

2/AMT