

2009-002082
Klamath County, Oregon



02/12/2009 02:53:40 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Daniel N. Barnard and Dishawna M.
Barnard
415 Del Ray Drive
Delano, CA 93215

Until a change is requested all tax statements
shall be sent to the following address:
Daniel N. Barnard and Dishawna M.
Barnard
415 Del Ray Drive
Delano, CA 93215

File No.: 7021-1336558 (DMC)
Date: January 28, 2009

STATUTORY WARRANTY DEED

Eugene Child and Catherine Child, Grantor, conveys and warrants to **Daniel N. Barnard and Dishawna M. Barnard as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 39, BLOCK 26, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$35,250.00**. (Here comply with requirements of ORS 93.030)

F2w

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 16 day of Feb, 2009.

Eugene Child
Eugene Child
Eugene Child

Catherine Child
Catherine Child

Franklin County
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10th day of Feb, 2009
by **Eugene Child and Catherine Child.**

Dorothy B. Mason
Notary Public for Oregon **Dorothy B. MASON**
My commission expires:

6-2-2010

