

MT84958-125

THIS SPACE

2009-005740

Klamath County, Oregon



04/27/2009 11:26:58 AM

Fee: \$21.00

After recording return to:
JAMES DOUGLAS BARNES

30 Risley Creek Rd.
Tidewater, OR 97390

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

JAMES DOUGLAS BARNES

30 Risley Creek Rd.
Tidewater, OR 97390

Escrow No. MT84958-DS

Title No. 0084958

SWD

STATUTORY WARRANTY DEED

VICKI M. JOHNSON-MCKIM and RALPH N. MCKIM, as tenants in common, Grantor(s) hereby convey and warrant to JAMES DOUGLAS 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:

Lots 20 and 21 in Block 9, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a 1972 SAHARA, Manufactured Home, Home ID #158602, Plate #X072447, Serial #B36121S2339.

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:

The true and actual consideration for this conveyance is **\$35,000.00**.

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 22nd day of April, 2009

VICKI M. JOHNSON-MCKIM

RALPH N. MCKIM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-22-, 2009 by VICKI M. JOHNSON-MCKIM and RALPH N. MCKIM.

(Notary Public for Oregon)

My commission expires 9-8-09

