

2010-001014

Klamath County, Oregon



00078608201000010140020027

01/27/2010 02:28:35 PM

Fee: \$42.00



After recording return to:  
Kathryn Gilmore  
4232 Pepperwood  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Kathryn Gilmore  
4232 Pepperwood  
Klamath Falls, OR 97603

File No.: 7021-1514839 (ALF)  
Date: December 22, 2009

THIS SPACE

**STATUTORY WARRANTY DEED**

**Darrin Barnes**, Grantor, conveys and warrants to **Kathryn Gilmore**, 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 19 IN BLOCK 5 OF TRACT 1025 WINCHESTER TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$131,900.00**. (Here comply with requirements of ORS 93.030)

F 42

APN: R555679

Statutory Warranty Deed  
- continuedFile No.: 7021-1514839 (ALF)  
Date: 12/22/2009

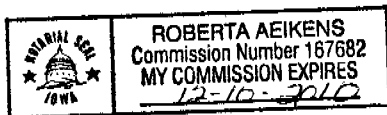
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 22 day of January, 2010.

Darrin Barnes  
Darrin Barnes

STATE OF Iowa )  
County of Osceola ) ss.

This instrument was acknowledged before me on this 22<sup>nd</sup> day of January, 2010  
by **Darrin Barnes**.



Roberta Aikens  
Notary Public for State of Iowa  
My commission expires: