

2010-007981

Klamath County, Oregon



00086699201000079810030031

THIS SPACE

06/30/2010 03:30:59 PM

Fee: \$47.00



After recording return to:
Robert A Devens and Claudia L
Devens
1635 Bly Mountain Cutoff Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Robert A Devens and Claudia L Devens
1635 Bly Mountain Cutoff Road
Bonanza, OR 97623

File No.: 7021-1544642 (TM)
Date: March 19, 2010

1st 1544642

STATUTORY WARRANTY DEED

Jonathan Barnhart and Jamie Barnhart, as tenants by the entirety, Grantor, conveys and warrants to **Robert A Devens and Claudia L Devens, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$69,900.00**. (Here comply with requirements of ORS 93.030)

APN: R613429

Statutory Warranty Deed
- continued

File No.: 7021-1544642 (TM)
Date: 03/19/2010

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

Dated this 25th day of JUNE, 2010


Jonathan Barnhart


Jamie Barnhart

STATE OF Oregon

County of BAKER
Klamath

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)ss.

This instrument was acknowledged before me on this 25th day of JUNE, 2010
by **Jonathan Barnhart and Jamie Barnhart.**




Notary Public for Oregon

My commission expires: 8-22-2011

APN: R613429

Statutory Warranty Deed
- continued

File No.: 7021-1544642 (TM)
Date: 03/19/2010

EXHIBIT A

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

LOT 16, BLOCK 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THAT PARCEL DEEDED TO IRMA SHEARER IN DEED RECORDED IN VOLUME 197 PAGE 471, DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; RUNNING THENCE WEST 31 FEET ALONG THE NORTH LINE OF SAID LOT; RUNNING THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT, 18 FEET; RUNNING THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 31 FEET TO THE EAST LINE OF SAID LOT; RUNNING THENCE NORTH ON THE EAST LINE OF SAID LOT, 18 FEET TO THE PLACE OF BEGINNING.