

1st 1797912 AK

2012-000126

Klamath County, Oregon

**RECORDING COVER SHEET**

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself



00112219201200001260030033

01/06/2012 02:52:01 PM

Fee: \$47.00

**After recording return to:**

Brandon L Barker  
1470 Morningside Lane  
Klamath Falls OR 97603

**1) Title(s) of Transaction(s)** ORS 205.234(a)

Statutory Warranty Deed

**2) Direct Party/Grantor(s) and address** ORS 205.125(1)(b) and ORS 205.160

Norman Wade and Collene D Strunk 7384 N Aushana Dr Wasilla AK 99654

**3) Indirect Party/Grantee(s) and address** ORS 205.125(1)(a) and ORS 205.160

Brandon L Barker 1470 Morningside Lane Klamath Falls OR 97603

**3a) Trustee and address, if any**

**4) True and Actual Consideration** ORS 93.030

\$ N/A

**5) Send Tax Statements to:**

Brandon L Barker  
1470 Morningside Lane  
Klamath Falls OR 97603

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: If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of \_\_\_\_\_ to correct \_\_\_\_\_ previously recorded in Book \_\_\_\_\_ and Page \_\_\_\_\_, or as Fee Number \_\_\_\_\_."

(Legal description if corrected is attached to included certified document of the original.)

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1st 1797912 AF



After recording return to:  
Brandon L Barker  
1470 Morningside Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Brandon L Barker  
1470 Morningside Lane  
Klamath Falls, OR 97603

File No.: 7021-1797912 (ALF)  
Date: November 22, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Norman Wade Strunk and Collene D Strunk**, Grantor, conveys and warrants to **Brandon L Barker**, 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:

**A Parcel of land situate in the S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW 1/4 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88°50 1/2' West along the Center line of the said Morningside Lane, 1435.0 feet, and North 0°10' East along the Westerly boundary of the said Section 21, 858.0 feet, and running thence South 0°10' West 505.2 feet, more or less, to a point in the Southerly boundary of the S 1/2 NW 1/4 of said Section 21; thence North 88°48' East along the said boundary line 160.0 feet; thence North 0°10' East 505.0 feet, more or less, to a point in the center line of the said Morningside Lane; thence South 88°50 1/2' West along the said center line 160.0 feet, more or less, to the point of beginning.

**Subject to easement for one-half of Morningside Lane.**

**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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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.

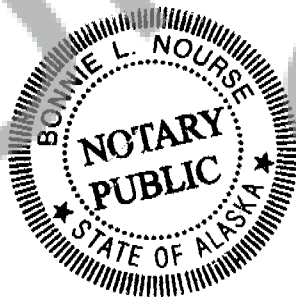
Dated this 4 day of JANUARY, 2012.

Norman Wade Strunk  
Norman Wade Strunk

Collene D Strunk  
Collene D Strunk

STATE OF ALASKA )  
 ) ss.  
County of Mat-Su Borough )

This instrument was acknowledged before me on this 4 day of JANUARY, 2012  
by **Norman Wade Strunk and Collene D Strunk**.



Bonnie L Nourse  
Notary Public for ALASKA - MAT-SU BOROUGH  
My commission expires: 8-1-2014