

WTC 91714-KR

THIS SPA

2012-001415

Klamath County, Oregon



02/07/2012 03:23:40 PM

Fee: \$42.00

Grantors:

Christopher W. Barrington and Nickole Barrington
PO Box 1146
Klamath Falls, OR 97601

After recording return to:

Curtis D. McDougal
PO Box 105
Merrill, OR 97633

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

Curtis D. McDougal
PO Box 105
Merrill, OR 97633

Escrow No. MT91714-KR
Title No. 0091714
SWD1 r.041111

STATUTORY WARRANTY DEED

Christopher W. Barrington and Nickole Barrington, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Curtis D. McDougal,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is \$217,000.00.

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:

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

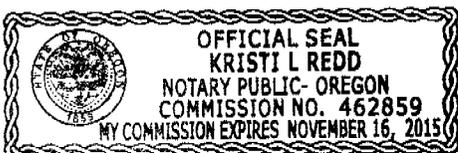
Dated this 3rd day of February 2012

Christopher W. Barrington

Nickole Barrington

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 3, 2012 by Christopher W. Barrington and Nickole Barrington.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

429m

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 29-03, said Land Partition being situated in the S1/2 S1/2 of Section 28 and in Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and the NE1/4 of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over and across the Easterly 30 feet of the SW1/4 NE1/4 of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as created by instrument recorded April 16, 2004 in Volume M04, page 22529, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress over and across the Easterly 30 feet of that portion of Parcel 1 lying Southerly of said Parcel 2 as delineated on the face of said Land Partition 29-03.

Unofficial
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