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2012-002872

Klamath County, Oregon



00115471201200028720020029

03/19/2012 11:08:07 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Ref M. De Laurye
 Barbara E Delawyer
 6044 Logan Dr
 Klamath Falls Oregon 97603
 Grantor's Name and Address
 Barbara E Delawyer and
 Rex M Delawyer 6044 Logan Dr
 Klamath Falls Oregon 97603
 Grantee's Name and Address*

After recording, return to (Name and Address):

Barbara E Delawyer
 6044 Logan Dr
 Klamath Falls Oregon 97603

Until requested otherwise, send all tax statements to (Name and Address):

Barbara E Delawyer
 6044 Logan Dr Klamath Falls
 Oregon 97603

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

Returned @ County

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Barbara E Delawyer

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Barbara E Delawyer and Rex M Delawyer with Rights of Survivorship.
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. None and

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ affection. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 19th 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Barbara E De Laurye

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on March 19, 2012
by Barbara E. Delawyer

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
 EMILY COE
 NOTARY PUBLIC- OREGON
 COMMISSION NO. 426594
 MY COMMISSION EXPIRES APR 21, 2012

Notary Public for Oregon

My commission expires April 21, 2012

exhibit "A"

Lot 8 in Block 1 of COUNTRY GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: 1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land;

2. Liens & assessments of Klamath Project & Klamath Irrigation District, and regulations contracts, easements, water and irrigation rights in connection therewith;

3. Agreement between Henry E. Ankeny, et al, and the United States of America, dated 2/12/06, recorded 8/26/09, in Deed Volume 27 Page 340, records of Klamath County, Oregon;

4. Agreement between U.S. of America and J.W. Siemens, Contractor, dated 3/20/19, recorded 4/19/19, in Deed Volume 50 page 163, records of Klamath County, Oregon, as supplemented by contract between U.S. of America and J.W. Siemens, dated 2/19/20, recorded 6/7/20, in Deed Volume 52 page 567,

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

CONTINUED

REVERSE

records of Klamath County, Oregon;

5. Reservations and restrictions contained in the dedication and on the plat of COUNTRY GARDENS;

6. Protective Covenants recorded 12/2/71, in Volume M71, page 12674, Microfilm records of Klamath County, Oregon.

7. Trust Deed, including the terms and provisions thereof, executed by Bobby Gene Head and Erika Kate Head, husband and wife, as grantors, to Robert D. Bivin, as trustee, for Western Bank, as beneficiary, dated September 5, 1973, recorded September 11, 1973, in Volume M73 page 12209 Microfilm records of Klamath County, Oregon.