

1st 2008149



After recording return to:  
Timothy Barrans and Anne Barrans  
Lot 39 Crescent Moon Drive, Crescent  
Lake Junction  
Crescent, OR 97733

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Timothy Barrans and Anne Barrans  
Lot 39 Crescent Moon Drive, Crescent  
Lake Junction  
Crescent, OR 97733

File No.: 7061-2008149 (SJN)  
Date: December 14, 2012

2012-014156

Klamath County, Oregon

12/20/2012 12:03:08 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Thomas A. Biolchini**, Grantor, conveys and warrants to **Timothy Barrans and Anne Barrans, as tenants by the entirety**, 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 39, Diamond Meadows, Tract No. 1384, 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 **\$19,500.00**. (Here comply with requirements of ORS 93.030)

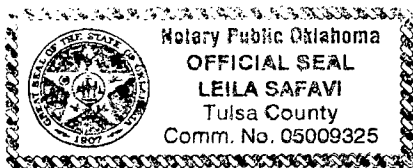
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 18<sup>th</sup> day of December, 2012.

Thomas A. Biolchini  
Thomas A. Biolchini

STATE OF Oklahoma )  
County of Tulsa )ss.

This instrument was acknowledged before me on this 18<sup>th</sup> day of December, 2012  
by **Thomas A. Biolchini**.



Leila Safavi  
Notary Public for Oklahoma  
My commission expires: 10/05/13