



2013-009445

Klamath County, Oregon



00141020201300094450030035

08/16/2013 01:02:22 PM

Fee: \$47.00

After recording return to:

Diane S. Barr

2122 Hope Street

Klamath Falls, OR 97603

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

Diane S. Barr

2122 Hope Street

Klamath Falls, OR 97603

Escrow No. MT98445-MS

Title No. 0098445

SWD r.020212

STATUTORY WARRANTY DEED

Diane S. Barr,

Grantor(s), hereby convey and warrant to

Diane S. Barr and Dale J. Barr, as tenants by the entirety

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 **\$0.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

Returned to Counter

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 14 day of August 2013

Diane S. Barr
Diane S. Barr

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 14 2013 by Diane S. Barr

Emily Coe
(Notary Public for Oregon)



My commission expires May 13, 2016

Exhibit "A"

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South boundary line of said SE1/4 NW1/4 of said Section 2, 330 feet East of the Southwest corner of said SE1/4 NW1/4 of Section 2, thence North and parallel to the West line of said SE1/4 NW1/4 669 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE1/4 NW1/4 165 feet; thence North and parallel to the West line of said SE1/4 NW1/4, 91 feet; thence West and parallel to the North line of said SE1/4 NW1/4 165 feet; thence South and parallel to the West line of said SE1/4 NW1/4, 91 feet to the place of beginning.

EXCEPTING THEREFROM the East 25 feet for street purposes and that portion lying within Hope Street.