



THIS SPACE RESERVED FOR

2013-011665
Klamath County, Oregon
10/15/2013 03:24:03 PM
Fee: \$42.00

After recording return to:

JOHN N. BOWERS

1333 Summers Lane

Klamath Falls, OR 97603

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

JOHN N. BOWERS

1333 Summers Lane

Klamath Falls, OR 97603

Escrow No. MT98954-DS

Title No. 0098954

SWD r.020212

STATUTORY WARRANTY DEED

DARRIN P. BARNES, TRUSTEE OF THE DARRIN P BARNES TRUST OF 2010,

Grantor(s), hereby convey and warrant to

JOHN N. BOWERS and PATRICIA L. BOWERS, 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:

Lot 19, Block 3, SHADOW HILLS NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northerly 44.1 feet thereof. ALSO EXCEPTING THEREFROM the Southerly 12.73 feet of the Northerly 56.83 feet of Lot 19, Block 3, SHADOW HILLS NO. 1 as shown on Property Line Adjustment 19-96 County Survey 5894 filed May 17, 1996, on file in the Office of the Klamath County Engineer. Together with that portion of street vacated by Ordinance No. 5852 recorded May 22, 1972 in Volume M72, page 5439, Microfilm Records of Klamath County, Oregon, which inured thereto.

The true and actual consideration for this conveyance is **\$100,000.00.**

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:

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

42.

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 11 day of October 2013.

DARRIN P BARNES TRUST OF 2010

BY: Darrin P Barnes
Darrin P. Barnes, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 11, 2013 by DARRIN P BARNES TRUST OF 2010.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

