



THIS SPACE RESERVED FOR

2013-012112
Klamath County, Oregon
10/28/2013 03:58:48 PM
Fee: \$47.00

After recording return to:

Joshua L. Bardfield

5875 SE Tranquil Ct

Milwaukee, OR 97267

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

Joshua L. Bardfield

5875 SE Tranquil Ct

Milwaukee, OR 97267

Escrow No. SR149975TI

Title No. 0099031

SWD r.020212

STATUTORY WARRANTY DEED

Alveda G. Coker,

Grantor(s), hereby convey and warrant to

Joshua L. Bardfield and Heather L. Bardfield, 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 Attached Exhibit "A"

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #150969

2408-036DD-01900-00

The true and actual consideration for this conveyance is **\$200,000.00**.

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, 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 25 day of Oct., 2013

Alveda G. Coker
Alveda G. Coker

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Oct 25th, 2013 by Alveda G. Coker.

Cathy Lawgates
(Notary Public for Oregon)

My commission expires 9/19/17

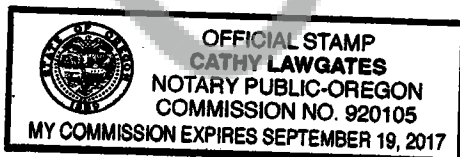


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 2, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND a parcel of land in the SW1/4 SW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the SW corner of said Section 31, the true point of beginning; thence North along the West line of said Section 31, 300 feet more or less to the Northeastern corner of Lot 5, Block 2 of Pinney Acres; thence North 90° East 660 feet to a point; thence South 00° East 300 feet more or less to a point on the South line of said Section 31; thence West along the South line of said Section 31 to the point of beginning, which is to be added to and made a part of said Lot 5, Block 2 of PINNEY ACRES by lot line adjustment, excluding the S1/2 of the Easterly extended right of way of Pinney Lane, all of said lands being located in Klamath County, Oregon.

Unofficial
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