

micapptams

THIS SPACE RESERVED FOR R

2014-002934
Klamath County, Oregon
04/04/2014 03:17:50 PM
Fee: \$52.00



After recording return to:

Headley C. Davis Jr.

6510 S 6th Street #24

Klamath Falls, OR 97601

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

Headley C. Davis Jr.

6510 S 6th Street #24

Klamath Falls, OR 97601

Escrow No. MT99942-MS

Title No. 0099942

SWD r.020212

STATUTORY WARRANTY DEED

Kenneth A. Barrows, Successor Trustee of The Robert E. and Ida W. Barrows Trust, Dated October 30, 1998,

Grantor(s), hereby convey and warrant to

Headley C. Davis Jr.,

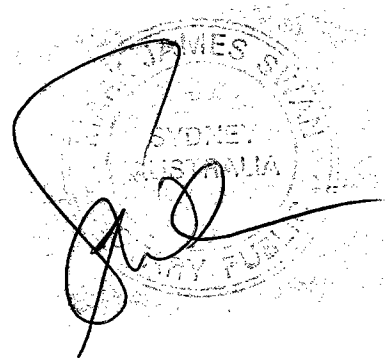
Grantee(s), the following described real property in the County of **Klamath Falls** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$25,000.00**.

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:

52,000



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 21 day of March, 2014.

The Robert E. and Ida W. Barrows Trust, Dated October 30, 1998

BY: Kenneth A. Barrows
Kenneth A. Barrows, Successor Trustee

SYDNEY
State of Washington STATE OF NEW SOUTH WALES
County of AUSTRALIA

On this day personally appeared before me Kenneth A. Barrows, Successor Trustee of The Robert E. and Ida W. Barrows Trust, Dated October 30, 1998 to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 21 day of March, 2014.

Mark James Swan
Printed Name:
Notary Public in and for the State of NEW SOUTH WALES
AUSTRALIA Washington residing at SYDNEY.

My appointment expires N/A

MARK JAMES SWAN
NOTARY PUBLIC
SYDNEY AUSTRALIA

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Government Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Northerly right of way line of Hilyard Avenue, said point being South 89°59'00" East 400.00 feet and North 00°15'45" West 30.00 feet from the Southwest corner of said Section 6; thence North 00°15'45" West 326.00 feet along a line parallel with the West line of said Government Lot 7, Section 6 to the true point of beginning of this description; thence North 89°59'00" West 100.00 feet along a line parallel with the South line of said Government Lot 7; thence South 00°15'45" East 326.00 feet along a line parallel with the West line of said Government Lot 7, to the Northerly right of way line of Hilyard Avenue; thence North 89°59'00" West 100.00 feet along said right of way line; thence North 00°15'45" West 615 feet more or less along a line parallel with and 200 feet distant at right angles from the West line of said Government Lot 7 to the Southerly bank of the Enterprise Irrigation District Canal; thence Easterly along said Southerly bank to a point that is North 0°15'45" West of the true point of beginning; thence South 00°15'45" East parallel to the West line of said Government Lot 7 260 feet more or less to the true point of beginning and also described as Parcel 2 of Minor Partition No. 22-89.

Unofficial Copy