

1st 2412826 - LW



After recording return to:  
Jennifer F Barnes  
P.O. Box 523  
McMinnville, OR 97128

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jennifer F Barnes  
P.O. Box 523  
McMinnville, OR 97128

File No.: 7021-2412826 (LW)  
Date: April 02, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Jean S. Bailey Trustee, Jean S. Bailey Living Trust UAD June 15, 1995, dated June 15, 1995,**  
Grantor, conveys and warrants to **Jennifer F Barnes**, Grantee, the following described real property  
free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$32,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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.

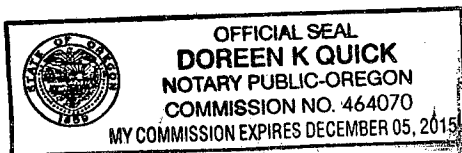
Dated this 8<sup>th</sup> day of APRIL, 2015.

Jean S. Bailey Trustee, Jean S. Bailey Living  
Trust UAD June 15, 1995

Bruce Arnold Bailey SUCCESSOR TRUSTEE  
Bruce Arnold Bailey, Successor Trustee

STATE OF Oregon )  
 )ss.  
County of Washington )

This instrument was acknowledged before me on this 8<sup>th</sup> day of April, 2015  
by as of Jean S. Bailey Trustee, Jean S. Bailey Living Trust UAD June 15, 1995, on behalf of the .



Doreen K Quick  
Notary Public for Oregon

My commission expires: 12.05.15

APN: R353414

Statutory Warranty Deed  
- continued

File No.: 7021-2412826 (LW)

### **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1:**

**Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath Count, Oregon, NE1/4 NW1/4 and the Northerly 100 feet of the NE1/4 that lays West of the Pacific Northwest Bell Co. Road.**

**Parcel 2:**

**NW1/4 NW1/4 Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**