



2015-007736
Klamath County, Oregon
07/16/2015 09:21:37 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Niel Barney and Blanca Barney
3116 Lodi Street
Klamath Falls, OR 97603

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

Niel Barney and Blanca Barney
3116 Lodi Street
Klamath Falls, OR 97603
File No. 54292AM

STATUTORY WARRANTY DEED

Aaron Brewer,

Grantor(s), hereby convey and warrant to

Niel Barney and Blanca Barney, 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:

**Those portions of Lots 30, 31 and 32,. Independence Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:
Beginning at an iron pin which marks the Northeast corner of Lot 32; thence South 0°13' East along the East line of Lots 32, 31 and 30, a distance of 203.22 feet to an iron pin marking the Southeast corner of Lot 30; thence North 71°27' West along the South line of Lot 30 a distance of 79.7 feet to an iron pin; thence North 0°13' West a distance of 193.2 feet to an iron pin which lies on the North line of Lot 32; thence South 78°23' East along the North line of Lot 32 a distance of 77.14 feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

47AMT

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 15 day of July, 2015.

[Signature]
Aaron Brewer

State of Oregon } ss
County of Klamath }

On this 15 day of July, 2015, before me, a Notary Public in and for said state, personally appeared Aaron Brewer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11/20/2015

