

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2015-013068****Klamath County, Oregon****12/03/2015 11:17:19 AM****Fee: \$57.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 67603AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Robin M. Barnes and Charles A. Barnes**Address: **11055 Highway 66**City, ST Zip: **Klamath Falls, OR 97601**

This document is being re-recorded at the request of AmeriTitle to Correct Scrivener's error in the legal description as previously recorded in 2015-012232

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): **Statutory Warranty Deed****3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor**Grantor Name:** **Gary N. Ivie and Audrey D Ivie****Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor**Grantee Name:** **Robin M. Barnes and Charles A. Barnes****Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: **NO CHANGE**

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** **250,000.00****7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A



2015-012232
Klamath County, Oregon
11/09/2015 09:59:56 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robin M. Barnes and Charles A. Barnes

11055 Highway 66

Klamath Falls, OR 97601

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

Robin M. Barnes and Charles A. Barnes

11055 Highway 66

Klamath Falls, OR 97601

File No. 67603AM

STATUTORY WARRANTY DEED

Gary N. Ivie and Audrey D. Ivie,

Grantor(s), hereby convey and warrant to

Robin M. Barnes and Charles A. Barnes,

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:

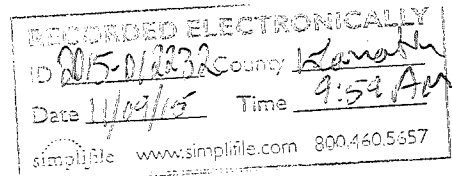
Beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of ~~483.0~~ 285.5 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

*285.5

**thence South and parallel with said East line, a distance of 483.0 feet to a point;

The true and actual consideration for this conveyance is \$250,000.00.

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:



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After recording return to:

Robin M. Barnes and Charles A. Barnes

11055 Highway 66

Klamath Falls, OR 97601

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shall be sent to the following address:

Robin M. Barnes and Charles A. Barnes

11055 Highway 66

Klamath Falls, OR 97601

File No. 67603AM

STATUTORY WARRANTY DEED

Gary N. Ivie and Audrey D. Ivie,

Grantor(s), hereby convey and warrant to

Robin M. Barnes and Charles A. Barnes,

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:

Northerly

Beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of ~~483.0~~^{*285.5} feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

*285.5

**thence South and parallel with said East line, a distance
of 483.0 feet to a point;

The true and actual consideration for this conveyance is \$250,000.00.

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 10th day of Nov., 2015

Gary N. Ivie
Gary N. Ivie

Audrey D. Ivie
Audrey D. Ivie

State of Oregon } ss
County of Klamath }

On this 10th day of November, 2015, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Gary N. Ivie and Audrey D. Ivie, 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.

Heather Anne Sciurba

Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: Jan 9 2018

