

AmeriTitle
MTC 103464 AM



After recording return to:
Owen M. Barth and Molly B. Barth
138208 Hillcrest Street
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Owen M. Barth and Molly B. Barth
138208 Hillcrest Street
Gilchrist, OR 97737

File No.: 7083-2644436 (LB)
Date: April 27, 2016

2016-006524

Klamath County, Oregon

06/20/2016 02:09:59 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDS USE

STATUTORY WARRANTY DEED

Ronald G Holcombe and Vanessa E Holcombe, Settlers and Trustees of The 2006 Holcombe Family Trust, Grantor, conveys and warrants to **Owen M. Barth and Molly B. Barth, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 43 of Tract 1318-GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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 **\$124,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7083-2644436 (LB)

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 16 day of JUNE, 2016.

The 2006 Holcombe Family Trust
✓ Ronald G. Holcombe
Ronald G. Holcombe, Trustee
✓ Vanessa E. Holcombe
Vanessa E. Holcombe, Trustee

STATE OF California)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Ronald G Holcombe and Vanessa E Holcombe as Settlers and Trustees of The 2006 Holcombe Family
Trust, on behalf of the Trust.

SEE ATTACHED FORM FOR
NOTARY CERTIFICATE

Notary Public for California
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

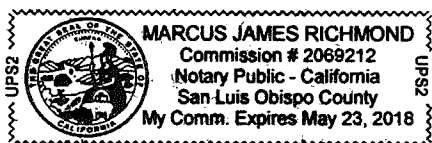
County of

San Luis Obispo

On June 16, 2016 before me, Marcus James Richmond, Notary Public,
Date Here Insert Name of Officer

Personally appeared Ronald G. Holcombe, Vanessa E.
Name(s) of Signer(s)

Holcombe



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Marcus James Richmond
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 6/16/2016 Number of Pages: 2

~~Signer(s) Other Than Named Above:~~

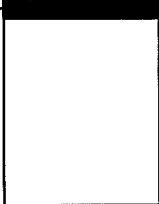
Capacity(ies) Claimed by Signer(s)

Signer's name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT



Signer's name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT

