



2016-011016

Klamath County, Oregon

10/17/2016 11:42:01 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

MDKB, LLC, an Oregon Limited Liability Company

827 W. Main #126

Molalla, OR 97038

Until a change is requested all tax statements

shall be sent to the following address:

MDKB, LLC, an Oregon Limited Liability Company

827 W. Main #126

Molalla, OR 97038

File No. 128377AM

### STATUTORY WARRANTY DEED

**Paul A. Barker and Anselma Barker, husband and wife ,**

Grantor(s), hereby convey and warrant to

**MDKB, LLC, an Oregon Limited Liability Company ,**

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:

**A portion of the NW1/4 of SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Commencing at the Southeast corner of the certain tract of land heretofore conveyed by Nedra Company to Oregon State Highway Commission of the State of Oregon, which deed is dated September 29, 1925 and recorded February 1, 1926 in Volume 69 of Deeds, page 251; thence Easterly and on a line being the extension of the Northerly line of First Avenue and Altamont Acres, to an intersection with the Southerly line of the Strahorn Railroad Company rights of way; thence Northwesterly and on the Southerly line of the Strahorn Railroad right of way to the Northeasterly corner of the tract heretofore conveyed to the State Highway Commission of the State of Oregon; thence Southeasterly and on an Easterly line of said tract conveyed to the State Highway Commission of the State of Oregon, to the point to the State Highway Commission of the State of Oregon, to the point of beginning.**

The true and actual consideration for this conveyance is \$75,000.00.

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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 12th day of Oct. 2016.

Paul Barker  
Paul Barker

Anselma Barker  
Anselma Barker

State of OR } ss  
County of Klamath

On this 12th day of Oct., 2016, before me, Debbie SINNOCK a Notary Public in and for said state, personally appeared Paul A. Barker and Anselma Barker, 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.

Debbie Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 9-8-17

