



2016-012133

Klamath County, Oregon

11/14/2016 10:55:01 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Adrian Barajas and Rebecca Barajas

24439 Leonard Tree Ln, Unit 204

Newhall, CA 91321

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

Adrian Barajas and Rebecca Barajas

24439 Leonard Tree Ln, Unit 204

Newhall, CA 91321

File No. 139206AM

STATUTORY WARRANTY DEED

Ian J. Dyer-Bennet Crosby and Teri L. Crosby, husband and wife ,

Grantor(s), hereby convey and warrant to

Adrian Barajas and Rebecca Barajas, 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:

**Block 17 Lot 13 Tract 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$8,300.00.**

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 November, 2016.

Ian J. Dyer-Bennet Crosby
Ian J. Dyer Bennet Crosby

Teri L. Crosby
Teri L. Crosby

State of OR } ss
County of Jackson

On this 10th day of _____, 2016, before me, Kimberley Ann Miller a Notary Public in and for said state, personally appeared Ian J. Dyer-Bennet Crosby and Teri L. Crosby, 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.

Kimberley Ann Miller
Notary Public for the State of Oregon
Residing at: 311 E Main Ashland OR 97520
Commission Expires: 01/28/2020

