

THIS SPACE RESER

2017-002483

Klamath County, Oregon 03/08/2017 04:02:00 PM

Fee: \$67.00

After recording return to:	
Ruth M. Barker and Ralph W. Barker	
526 N West Ave., PMB 89	
Arlington, WA 98223	
Until a change is requested all tax statements	
shall be sent to the following address:	
Ruth M. Barker and Ralph W. Barker	
526 N West Ave., PMB 89	
Arlington, WA 98223	
File No. 155327AM	

STATUTORY WARRANTY DEED

James M. Machado and J. Ranell Machado, as tenants by the entirety, as to an undivided 1/2 interest and Craig L. Buller as to an undivided 1/6 interest, J. Ranell Machado, as to an undivided 1/6 interest and Joan L. Spiry, as to an undivided 1/6 interest, as tenants in common,

Grantor(s), hereby convey and warrant to

Ruth M. Barker and Ralph W. Barker, 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:

A tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Highway 97, from which the East ½ corner of said Section 4 bears North 09°46'38" East 82.45 feet and North 05°16'30" West 169.52 feet; thence South 09°46'38" West along said right of way line 202.41 feet; thence North 89°04' West parallel to the North line of said NE1/4 SE1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89°04' West from the point of beginning; thence South 89°04' East 880 feet more or less, to the point of beginning, with bearings based on recorded Survey No. 2459.

ALSO known as Parcel 1 of Land Partition 48-09, in the NE1/4 SE1/4 Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded July 20, 2010 as 2010-008690, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$345,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 6 day of March	, <u>2017</u>
Jeme m. Mulla	
James M. Machado J. Machado J. Rangell Machado J. Rangell Machado	
Craig L. Buller	
X	
State of OR ss County of Klanath }	
said state, personally appeared James M. Macha name(s) is/are subscribed to the within Instrumen	a Notary Public in and for ado and J. Ranell Machado, known or identified to me to be the person(s) whose nt and acknowledged to me that he/she/they executed same. ny hand and affixed my official seal the day and year in this certificate first above
written.	
Notary Public for the State of Actions of the Actions of Action	OFFICIAL SEAL DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON
Residing at: K/AMM+N CO.	COMMISSION NO. 480583 ()

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Dated this 6 day of March	
James M. Machado	
J. Rangil Machado J. Rangil Machado	
Craig L. Buller	
Joan L. Spiry	
State of Ole ssate of Klanath } ss	
said state, personally appeared James M. Machac	2017, before me, Debble STNUCCO a Notary Public in and for lo and J. Ranell Machade; known or identified to me to be the person(s) whose t and acknowledged to me that he/she/they executed same. The synthesis is a notary Public in and for any public in any public in and for any public in any public in and for any public in any public in any public in any public in and for any public in any p
Notary Public for the State of Residing at: KIAMATA CO. Commission Expires: 9-8-/7	OFFICIAL SEAL DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON COMMISSION NO. 480583 MY COMMISSION EXPIRES SEPTEMBER DR, 2017

State of } ss		
County of}		•
		- NT-4 This list is said from
On this day of, 2017, before	me	a Notary Public in and for
said state, personally appeared Craig L. Buller, known or iden	titled to me to be the person(s) w	nose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/they	executed same.	و سر سرور دو پ
IN WITNESS WHEREOF, I have hereunto set my hand and at	fixed my official seal the day and	year in this certificate first above
written.		
and the state of t		· ·
Notary Public for the State of		` ·
Residing at:		
Commission Expires:	*	,
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State of National 3 ss		
County of Language }		
County of Chilles Hermin		DSav
On this My day of Mayth, 2017, before	me. Trishak Billermi	Notary Public in and for
said state, personally appeared Joan L. Spiry, known or iden	tified to me to be the person(s) w	hose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/the	v executed same.	
IN WITNESS WHEREOF, I have hereunto set my hand and a	ffixed my official seal the day and	l year in this certificate first above
written.	The state of the s	•
writing.		
What Miller to State	-	
- VIIIII		A Section 1
The Ballion of the State of Ballion Chamber	A GENERAL NOTARY - State of Nebra	noka
Notary Public for the State of Nobaska	TRISHA K. McCORMICK-BAI	
Residing at: Drugh NE	My Comm. Exp. September 24,	
Commission Expires: 'balaulania		

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 6 day of March, 2	<u>017.</u>
James M. Machado	
J. Rangil Machado J. Rangil Machado	
Craig L. Buller	
Joan L. Spiry	
State of OR } ss County of RIAMHH }	and the second s
said state, personally appeared James M. Machado and J. name(s) is/are subscribed to the within Instrument and ack	fore me, Dehbie Sinvock a Notary Public in and for Ranell Machado, known or identified to me to be the person(s) whose nowledged to me that he/she/they executed same. and affixed my official seal the day and year in this certificate first above
Notary Public for the State of AR Residing at: KIAMATA CO. Commission Expires: 9-8-17	OFFICIAL SEAL DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON COMMISSION NO. 480583 MY COMMISSION EXPIRES SEPTEMBER 08, 2017

State of CALIFORNIA } ss County of LOS ANGELES }
On this day of
Notary Public for the State of CACIFORNI A Residing at: LOS ANGELES COUNTY, CA Commission Expires: OR OUT 2012 VIORICA MARCU COMM. # 2073925 NOTARY PUBLIC - CALIFORNIA O LOS ANGELES COUNTY O COMM. EXPIRES AUG 4, 2018
State of} ss County of}
On this day of, 2017, before me, a Notary Public in and for said state, personally appeared Joan L. Spiry, 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.
Notary Public for the State of Residing at: Commission Expires: