



2017-006955

Klamath County, Oregon

06/26/2017 11:24:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Karnowski

17180 Oakdale Rd

Dallas, OR 97338

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

Mark Karnowski

17180 Oakdale Rd

Dallas, OR 97338

File No. 176821AM

STATUTORY WARRANTY DEED

Martin N. Barry and Julie L. Barry, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Mark Karnowski,

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:

**Lot 33, Block 8, Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the
County Clerk, Klamath Falls, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2607-001A0-00800-000

The true and actual consideration for this conveyance is **\$35,000.00.**

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:

Return to:



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 19 day of June, 2017.

Martin N. Barry
Martin N Barry
Julie L. Barry
Julie L Barry

State of Oregon } ss
County of Cane }

On this 19 day of June, 2017, before me, Tamara A McKinney a Notary Public in and for said state, personally appeared Martin N. Barry and Julie L. Barry, 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.

Tamara A McKinney
Notary Public for the State of Oregon
Residing at: Eugene
Commission Expires: 7-17-2017

