



2017-014404

Klamath County, Oregon

12/19/2017 10:41:00 AM

Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Victor B. Bari and Nikki R. Bari

4665 Castana Dr

Cameron Park, CA 95682

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

Victor B. Bari and Nikki R. Bari

4665 Castana Dr

Cameron Park, CA 95682

File No. 208789AM

STATUTORY WARRANTY DEED

L. Paul Little and Cheri B. Little, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Victor B. Bari and Nikki R. Bari, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$163,000.00.

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:

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 13 day of December, 2017.

L. Paul Little
L. Paul Little

Cheri B. Little
Cheri B. Little

State of Oregon } ss
County of Klamath }

On this _____ day of December, 2017, before me, _____ a Notary Public in and for said state, personally appeared L. Paul Little and Cheri B. Little, 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.

See attached

Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 El Dorado }

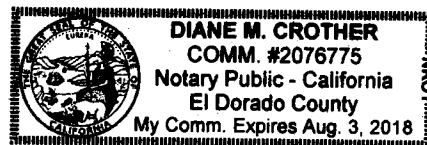
On 12-13-2017 before me, Diane M Crother, Notary Public
(Here insert name and title of the officer)

personally appeared L. Paul Little & Cheri B Little
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.

Diane M Crother
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty
(Title or description of attached document)
Deed Escrow #208789AM
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

- _____
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT 'A'

File No. 208789AM

A tract of land situated in Government Lots 1 and 8 of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 1/2-inch iron pin on the East line of said Section 1 from which the Northeast closing corner of said Section 1, as marked by a 1931 G.L.O. brass cap monument, bears North 00° 03' 52" West 329.90 feet; thence South 88° 21' 24" West 108.64 feet to a 1/2-inch iron pin; thence South 00° 21' 23" East 127.40 feet to a 1/2-inch iron pin on the Northerly edge of an existing fence; thence North 86° 02' 20" East along said Northerly edge of fence, 19.96 feet to a 1/2-inch iron pin by the west wall of an existing barn; thence South 00° 20' 19" East 61.99 feet to a 1/2-inch iron pin on the Southerly edge of an existing fence; thence South 88° 46' 32" East along said Southerly edge of fence 44.40 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 01° 58' 20" East 11.63 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 63° 46' 09" West 158.62 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 01° 03' 26" West 1102.62 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 89° 08' 38" East 206.94 feet to a 1/2-inch iron pin in an existing fence line and being on the East line of said Section 1; thence North 00° 03' 52" West 1379.33 feet to the point of beginning, with bearings based on the East line of said Government Lots 1 and 8 as being North 00° 03' 52" West.

TOGETHER WITH a non-exclusive easement with the following described property; Beginning at the point of beginning of the above-described tract of land; thence South 88° 21' 24" West 108.64 feet thence South 00° 21' 23" East 103.03 feet; thence South 86° 25' 34" West 66.87 feet to a point in an existing fence; thence North 00° 03' 53" West generally along said existing fence, 251.09 feet to a fence corner; thence South 89° 28' 55" East, generally along an existing fence, 174.83 feet to the East line of said Section 1; thence South 00° 03' 52" East 139.20 feet to the point of beginning.

EXCEPTING that portion within ten feet of the existing shop and storage building as shown on recorded survey No. 3146, as recorded in the office of the Klamath County Surveyor.

TOGETHER with a non-exclusive easement of ingress and egress for ranching and irrigation purposes incidental and appurtenant to Parcel 1 in the following described property herein designated as Parcel "A", to wit:

PARCEL A

The South 1/2 of Section 36, Township 33 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, less 0.56 acre road, and less the Westerly portion as described in Deed Volume M71 page 3664, Deed records of Klamath County, Oregon.

ALSO Lots 1, 2, 3, 8, and 9, less that portion of Lots 2 and 3 lying West of the centerline of the channel of Seven Mile Creek, all in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. ALSO, all that portion of Lots 7 and 10 of said Section 1, lying East of said Seven Mile Creek, and more particularly described as follows: Beginning at the Northeast corner of said Lot 7; thence West along the North boundary of said Lot 7, 17.40 chains, more or less, to the centerline of said Seven Mile Creek thence Southerly along the centerline of said Seven Mile Creek as follows: South 34° 35' East, 1.50 chains; South 15° 58' West, 4.60 chains; South 34° 39' East 4.48 chains; South 22° 46' West 4.60 chains; South 28° 01' East 6.51 chains; South 03° 33' West 3.00 chains; South 27° 48' East 3.26 chains; South 45° 10' East 5.77 chains; South 58° 30' East 5.80 chains; South 29° 02' 30" East 4.04 chains; North 61° 10' East 1.70 chains to the East line of said Lot 10; thence North 00° 07' East along the East line of said Lots 10 and 7, 35.08 chains, more or less, to the point of beginning.

RESERVING FOR THE benefit of Parcel "A" the following: (1) A non-exclusive easement for the placement of a pump for irrigation purposes and use of the existing irrigation facilities for the extraction and conveyancing of irrigation water for agricultural purposes from Four Mile Canal along with a right of ingress and egress for the purposes of repairing, replacing, and maintaining said facilities. All costs of use and repair shall be the responsibility of the grantee, their heirs, successors, and assigns. Said general easement is not to interfere with the use of the excluded and excepted parcel.

(2) Further reserving - for grantee a non-exclusive easement of ingress and egress for ranching and irrigation purposes as to the exception incidental and appurtenant to Parcel 1.