

2018-001633

Klamath County, Oregon



00217273201800016330020024

02/12/2018 09:26:00 AM

Fee: \$47.00

**GRANTOR:**

Randy E. Barnes  
5319 Sturdivant Ave.  
Klamath Falls, OR 97603

**GRANTEE:**

Randy E. Barnes and Craig Barnes,  
Trustees of the Randy E. Barnes Trust  
5319 Sturdivant Ave.  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Womer Law Office, LLC  
0224 SW Hamilton Street, Ste. 301  
Portland, OR 97239

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**  
5319 Sturdivant Ave.  
Klamath Falls, OR 97603

**WARRANTY DEED – STATUTORY FORM**

Randy E. Barnes (the "Grantor"), conveys and warrants to Randy E. Barnes and Craig Barnes, Trustees of the Randy D. Barnes Trust dated February 5, 2018, (the "Grantee"), the following described real property commonly known as 5319 Sturdivant Avenue, Klamath Falls, free of encumbrances except for matters of public record, situated in Klamath County, Oregon:

**Lot 35, LAMRON HOMES, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.**


The true consideration for this conveyance is \$0.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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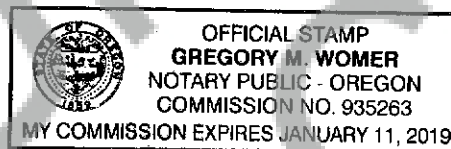
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: February 5, 2018.

  
Randy E. Barnes, Grantor

STATE OF OREGON  
County of Multnomah

This instrument was acknowledged before me on the 5th day of January, 2018 by Randy E. Barnes.



  
Notary Public for Oregon