

2018-001837

Klamath County, Oregon



00217518201800018370050056

02/15/2018 03:33:15 PM

Fee: \$62.00

WARRANTY DEED

Brad A. Barnes and
Vicki D. Barnes
37958 Plehn Pines Drive
Chiloquin, OR 97624
Grantor
Vicki A. Barnes
37958 Plehn Pines Drive
Chiloquin, OR 97624
Grantee

After recording return and Send Tax Statements to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that BRAD A. BARNES and VICKI D. BARNES, as tenants by the entirety, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to VICKI D. BARNES, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lots 1 and 2, Block 3, Tract 1053, OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax No. R-3507-006BD-04000-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is pursuant to General Judgment of Dissolution.

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

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51-

SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6 day of February, 2018.

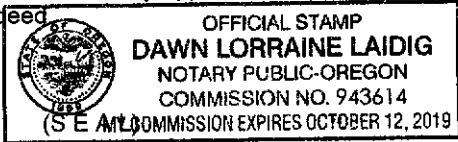
Brad A. Barnes
Brad A. Barnes

Vicki D. Barnes
Vicki D. Barnes

STATE OF OREGON)
) ss.
County of Klamath _____)

STATE OF OREGON, County of Klamath) ss.

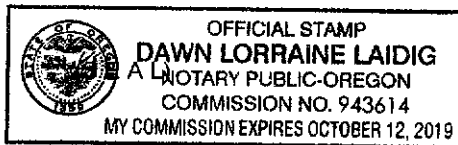
Personally appeared the above named Brad A. Barnes, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: [Signature]
Notary Public for Oregon
My Commissioner Expires: 10/12/19

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Vicki D. Barnes, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: [Signature]
Notary Public for Oregon
My Commissioner Expires: 10/12/19

7/1/16-6/30/17 REAL PROPERTY TAX STATEMENT

ACCOUNT NO.: R226847

KLAMATH COUNTY, GOV'T CENTER, 305 MAIN ST, RM 121, KLAMATH FALLS, OR 97601

PROPERTY DESCRIPTION

LAST YEAR'S TAX

1,019.03

37958 PLEHN PINES DR

CHILOQUIN, OR 97624

ACRES:

MAP: R-3507-006BD-04000-000

CODE: 118

See back for explanation of taxes marked with (*)

BARNES BRAD A & VICKI D

37958 PLEHN PINES

CHILOQUIN, OR 97624

STATEMENT SE 043747

THIS YEAR'S TAX

KLAMATH COUNTY SCHOOLS

461.63

SOUTHERN OREGON EDUCAT

40.15

KLAMATH COMMUNITY COLL

46.91

VALUES:

LAST YEAR

THIS YEAR

EDUCATION TOTAL:

548.69

MARKET VALUES:

LAND 19,110

19,110

IMPROVEMENT 97,350

109,060

TOTAL VALUE 116,460

128,170

TAXABLE VALUES:

ASSESSED VA 110,620

113,930

EXEMPTION 0

0

KLAMATH COUNTY

197.40

LIBRARY

55.83

CHILOQUIN FIRE

102.99

CHILOQUIN VECTOR

20.51

KLAMATH 9-1-1 EMER COM

17.56

KLAMATH COUNTY PREDATO

6.84

KLAMATH COUNTY EXTENSI

17.09

MUSEUM LEVY

5.70

KLAMATH 9-1-1 EMER COM

9.11

NET TAXABLE: 110,620

113,930

GENERAL GOVERNMENT TOTAL

433.03

KLAMATH COUNTY SCHOOLS

71.74

EXCLUDED FROM

LIMITATION TOTAL:

71.74

2016-17 PROPERTY

TAX TOTALS

1,053.46

MAIL NOVEMBER PAYMENT TO PORTLAND
 PAY KLAMATH COUNTY TAX COLLECTOR
 C/C PAYMENT WWW.KLAMATHCOUNTY.ORG
 ASSESSMENT/ADDRESS/OWNER
 QUESTIONS CALL (541)883-5111
 PAYMENT QUESTIONS CALL
 (541)883-4297

If a mortgage company pays your taxes,
 This statement is for your records only.

Full Payment with
 3% Discount

1,021.86

2/3 Payment with
 2% Discount

688.26

1/3 Payment
 No Discount

351.16

TOTAL TAX (After Discount)

1,021.86

2010-009074
Klamath County, Oregon



00088032201000090740020028

THIS SPACE

07/30/2010 03:33:35 PM

Fee: \$42.00



After recording return to:
Brad A. Barnes and Vicki D. Barnes
37958 Plehn Pines
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Brad A. Barnes and Vicki D. Barnes
37958 Plehn Pines
Chiloquin, OR 97624

File No.: 7021-1589911 (TM)
Date: June 24, 2010

1st 1589911

STATUTORY WARRANTY DEED

John R. Starkman and Joyce B. Starkman, husband and wife, Grantor, conveys and warrants to **Brad A. Barnes and Vicki D. Barnes as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 1 AND 2, BLOCK 3, TRACT NO. 1053, OREGON SHORES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2010-2011** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

APN: R226838

Statutory Warranty Deed
- continued

File No.: 7021-1589911 (TM)
Date: 06/24/2010

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 30 day of July, 2010

John R. Starkman
John R. Starkman

Joyce B. Starkman
Joyce B. Starkman

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of July, 2010
by **John R. Starkman and Joyce B. Starkman**.

Notary Public for Oregon
My commission expires: 8/31/14

