



THIS SPACE RESERVED FOR

2018-007678

Klamath County, Oregon

06/26/2018 02:07:00 PM

Fee: \$87.00

After recording return to:

Rigoberto Sanchez and Samantha E. Sanchez

11055 Highway 66

Klamath Falls, OR 97601

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

Rigoberto Sanchez and Samantha E. Sanchez

11055 Highway 66

Klamath Falls, OR 97601

File No. 232069AM

STATUTORY WARRANTY DEED

Robin M. Barnes and Charles A. Barnes,

Grantor(s), hereby convey and warrant to

Rigoberto Sanchez and Samantha E. Sanchez, 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:

Beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of 483.0 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$340,000.00.

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 19 day of June, 2018.

Robin M. Barnes
Robin M. Barnes

Charles A. Barnes
Charles A. Barnes

State of Oregon } ss
County of Klamath }

On this 19 day of June, 2018, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Robin M. Barnes and Charles A. Barnes, 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.

Linzi Rose Kerr
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Feb 21, 2022

