



THIS SPACE RESERVED FOR F

2018-013544

Klamath County, Oregon

11/07/2018 09:16:01 AM

Fee: \$87.00

After recording return to:
Verna H. Hughes, Trustee
2410 Warren Rd
Trowbridge, CA 95659

Until a change is requested all tax statements shall be
sent to the following address:
Verna H. Hughes, Trustee
2410 Warren Rd
Trowbridge, CA 95659
File No. 263801AM

STATUTORY WARRANTY DEED

Darrin P. Barnes, as Trustee of The Darrin P. Barnes Trust of 2010,

Grantor(s), hereby convey and warrant to

Verna H. Hughes, Trustee of The Hughes 1983 Family Trust dated September 2, 1983, as amended and restated in its entirety August 3, 2017,

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:

PARCEL 1:

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, Described as follows:

Beginning at a point 190 feet East and 40 feet South of the section corner common to Sections 1, 2, 11 and 12 of said Township and Range; thence East 20 feet; thence South 101.5 feet; thence West 20 feet; thence North 101.5 feet to the point of beginning.

PARCEL 2:

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 190 feet East and 40 feet South of the section corner common to Sections 1, 2, 11 and 12 of said Township and Range; thence West 20 feet, more or less, to the East wall of the Brick and Stone Building known as the Merrill Garage Building; thence South, following said wall, a distance of 101.5 feet; thence East 20 feet; thence North 101.5 feet to the point of beginning.

The true and actual consideration for this conveyance is \$40,000.00.

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 5th day of November 2018.

The Darrin P. Barnes Trust of 2010

By: X Darrin P Barnes TTE
Darrin P. Barnes, Trustee

State of Oregon } ss
County of Josephine

On this 5 day of November, 2018, before me, Carol Ann Holland, a Notary Public in and for said state, personally appeared Darrin P. Barnes, Trustee of The Darrin P. Barnes Trust of 2010, 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.

Carol Ann Holland
Notary Public for the State of Oregon
Residing at: G.P.
Commission Expires: 1-21-22

