

**2019-005947**

**Klamath County, Oregon**

05/30/2019 10:45:01 AM

Fee: \$92.00

**RECORDING REQUESTED BY:**



497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Taylor Rose Stone

**GRANTEE'S NAME:**

Dean Allan Barber and Catherine Marie Barber

**AFTER RECORDING RETURN TO:**

Order No.: WT0169843-CGR  
Dean Allan Barber and Catherine Marie Barber  
49696 High Prairie Loop  
Oakridge, OR 97463

**SEND TAX STATEMENTS TO:**

Dean Allan Barber and Catherine Marie Barber  
49696 High Prairie Loop  
Oakridge, OR 97463

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Taylor Rose Stone**, Grantor, conveys and warrants to **Dean Allan Barber and Catherine Marie Barber**, as **tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 7, Block 1, Cres-Del 1st Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS **(\$95,900.00)**. (See ORS 93.030).

**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.**

Return to Ameri Title

286149 AM

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 30, 2019

Taylor Rose Stone  
Taylor Rose Stone

State of OREGON  
County of Lane

This instrument was acknowledged before me on May 30, 2019 by Taylor Rose Stone.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 10/1/21

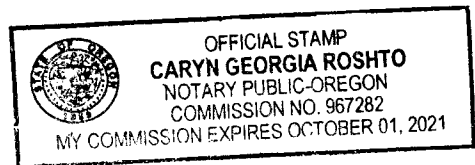


EXHIBIT "A"

Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol

The provisions contained in Deed,  
Recorded: July 17, 1963,  
Instrument No.: 349, page 369.

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation  
Recorded: September 9, 1980  
Instrument No.: M80, page 12673

Agreement, including the terms and provisions thereof,  
Recorded: January 30, 1986  
Instrument No.: M86, page 1779

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation  
Recorded: May 18, 2000  
Instrument No.: M00, page 18042

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation  
Recorded: September 16, 1953  
Instrument No.: M01, page 20282  
Amended by instrument,  
Recorded: August 8, 2005  
Instrument No.: M05, page 61348

Deed Restriction-Driveway Easement, including the terms and provisions thereof,  
Recorded: October 6, 2014  
Instrument No.: 2014-010333