



THIS SPACE RESERVED FOR

2019-007645

Klamath County, Oregon

07/08/2019 01:56:01 PM

Fee: \$92.00

After recording return to:

Carey Tindall and Debra Tindall

144421 Crosswood Rd

La Pine, OR 97739

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

Jimmy Smith and Kimberley Smith and Carey Tindall and Debra Tindall

144421 Crosswood Rd

La Pine, OR 97739

File No. 306712AM

STATUTORY WARRANTY DEED

Sarah Barra ,

Grantor(s), hereby convey and warrant to

Carey Tindall and Debra Tindall, 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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-024A0-05500-000

The true and actual consideration for this conveyance is \$60,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 5 day of July, 2019

Sarah Barra
Sarah Barra

State of OR } ss

County of Josephine }

On this 5th day of July, 2019, before me, Carol Ann Holland a Notary Public in and for said state, personally appeared Sarah Barra, 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 OR

Residing at: OR

Commission Expires: 1-21-22

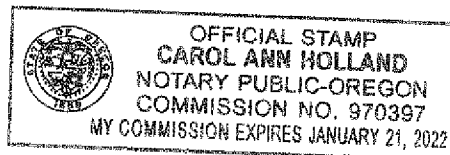


EXHIBIT 'A'

File No. 306712AM

PARCEL 1:

Commencing at a point on the East line of said Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 1,056 feet South of the Northeast corner of said section; thence South 264 feet, more or less, to the Southeast corner of the NE1/4 NE1/4 of said Section 24; thence West along the subdivision line 629 feet, more or less, to the East line of U.S. Highway No. 97, also known as the Dalles-California Highway; thence Northeasterly on the Easterly line of said highway 264 feet; thence Easterly 551 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence South along the East line of said Section 24, 1,056 feet to the true point of beginning, said point also being the Northeast corner of that certain property deeded in Volume 116 Page 227; thence West along the Northerly boundary of said parcel conveyed in said Deed Records, 551 feet, more or less, to the Easterly right of way line of U.S. Highway No. 97, also known as The Dalles-California Highway; thence Northeasterly along the Easterly right of way line of said Highway 97 to a point on said Easterly right of way line of said highway, which point is due east of the Southeast corner of that certain parcel of land conveyed in Deed Volume 196 Page 259; thence due East to the East section line of said Section 24; thence South along the East section line of said Section 24 to point of beginning.