



THIS SPACE RESERVED FOR

**2019-009133**

**Klamath County, Oregon**

**08/12/2019 02:25:01 PM**

**Fee: \$87.00**

After recording return to:

Lloyd Dennis Barker and Deborah Gail Barker

16935 Hwy 66

Keno, OR 97627

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

Lloyd Dennis Barker and Deborah Gail Barker

16935 Hwy 66

Keno, OR 97627

File No. 300832AM

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### STATUTORY WARRANTY DEED

**Troy G. Parrish and Melonie M. Parrish, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Lloyd Dennis Barker and Deborah Gail Barker, 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:

**A parcel of land situated in the NW1/4 of Section 1, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which bears South 89° 18'17" East a distance of 1227.05 feet and South 00° 19'02" West a distance of 410.0 feet from the Northwest corner of said Section 1, said beginning point, thence South 89° 18'17" East a distance of 430.0 feet; thence South a distance of 345.98 feet to the centerline of OLD WAGON ROAD; thence along said centerline South 51° 49'40" West 223.57 feet, South 59° 19'40" West 285.98 feet, South 40° 10'34" West 21.89 feet; thence leaving OLD WAGON ROAD North 00° 19'02" East a distance of 651.99 feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is \$415,000.00.

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

9 day of Aug 2019.

Troy G. Parrish

Melanie M. Parrish

State of Oregon } ss  
County of Klamath }

On this 9 day of August, 2019, before me, Heather Sciarba a Notary Public in and for said state, personally appeared Troy G. Parrish and Melanie M. Parrish, 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.

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

