

RECORDING REQUESTED BY:

**Western** Title & Escrow

360 SW Bond Street, Suite 100  
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0176441-DI

Brook Barber Reinhard

1635 Linden Ave  
Springfield, OR 97477

SEND TAX STATEMENTS TO:

Brook Barber Reinhard

same as above

**2019-010043**

Klamath County, Oregon

09/03/2019 11:48:01 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

Diane L. Lynes, Grantor, conveys and warrants to Brook Barber Reinhard, 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:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-TWO THOUSAND AND NO/100 DOLLARS (\$42,000.00). (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.

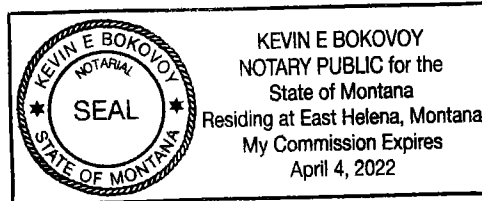
# STATUTORY WARRANTY DEED

(continued)

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

Dated: 8-29-2019

Diane L. Lynes  
Diane L. Lynes



State of Montana  
County of Lewis & Clark

This instrument was acknowledged before me on 8-29-2019 by Diane L. Lynes.

Kevin E Bokovoy  
Notary Public  
My Commission Expires: 4-4-2022

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The North half of the North half of the Southwest quarter of the Northeast quarter (N1/2 N1/2 SW1/4 NE1/4) of Section 20, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.