



THIS SPACE RESERVED FOR

2020-013086

Klamath County, Oregon

10/13/2020 10:06:59 AM

Fee: \$87.00

After recording return to:

Maria M. Duran

4646 Denver

Klamath Falls, OR 97603

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

Maria M. Duran

4646 Denver

Klamath Falls, OR 97603

File No. 404193AM

### STATUTORY WARRANTY DEED

**William Barry and Irene Barry, Trustees or their Successors in Trust, under the Barry Family Trust dated March 16, 2011 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Maria M. Duran,**

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:

**Lots 1 and 2 and the Northerly 180.4 feet of Lot 18, Villa Saint Clair, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**LESS AND EXCEPT; A portion of Lot 2, Villa St. Clair, more particularly described as follows: A strip of land 7.0 feet wide North and South and 125.0 feet long East and West out of Lot 2, beginning in the Southwest corner of said lot and parallel to the South Boundary of said lot 125.0 feet.**

The true and actual consideration for this conveyance is \$159,000.00.

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:

***"2020-2021 Real Property Taxes, a lien not yet due and payable"***

87

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 8<sup>th</sup> day of October, 2020

The Barry Family Trust

By: Irene Barry, Jr.  
Irene Barry, Trustee

State of Oregon } ss.  
County of Lake

On this 8<sup>th</sup> day of October, 2020, before me, Kristen C. Wells a Notary Public in and for said state, personally appeared Irene Barry, Trustee of the Barry Family Trust dated March 16, 2011, 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.

Kristen C. Wells  
Notary Public for the State of Oregon  
Residing at: Glacierview  
Commission Expires: 5-26-2024

