



THIS SPACE RESERVED FOR

2020-016217

Klamath County, Oregon

12/11/2020 03:14:01 PM

Fee: \$87.00

After recording return to:

Pedro E. Luna and Jane Maria Luna and Norma Luna

15596 Swisher Rd.

Merrill, OR 97633

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

Pedro E. Luna and Jane Maria Luna and Norma Luna

15596 Swisher Rd.

Merrill, OR 97633

File No. 413715AM

STATUTORY WARRANTY DEED

Jerry E. Barrett and Caroline K. Barrett,

Grantor(s), hereby convey and warrant to

Pedro E. Luna and Jane Maria Luna, as Tenants by the Entirety and Norma Luna, all with rights of survivorship,

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, 2, 3 and 4 of Block 4, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the Easterly 10 feet of that alley adjacent to said lots.

ALSO a strip of land 40 feet wide along the East side of said Lots 1, 2, 3 and 4 to the center line of Second Avenue. ALSO a strip of land 40 feet wide along the South side of said Lot 4, from the center line of "C" Street to the center line of the alley on the West side of said Lots 1, 2, 3 and 4 extended 40 feet South to the center line of Second Avenue. ALSO a strip of land 40 feet wide along the North side of said Lot 1, from the extension of the center line of "C" Street to the center line of alley along the West side of said Lots 1, 2, 3 and 4 extended North 40 feet to the center line of Swisher Road.

The true and actual consideration for this conveyance is \$249,500.00.

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:

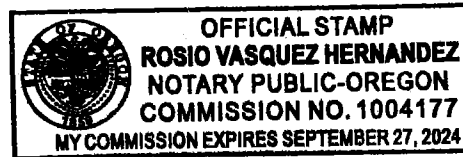
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 9th day of December, 2020

Jerry E. Barrett
Jerry E. Barrett

Caroline K. Barrett
Caroline K. Barrett



State of Oregon } ss
County of Klamath }

On this 9th day of December, 2020, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Jerry E. Barrett and Caroline K. Barrett, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Sept 27, 2024