



THIS SPACE RESERVED FOR

2021-008219

Klamath County, Oregon

05/24/2021 10:47:01 AM

Fee: \$87.00

After recording return to:

Kevin Barber and Debra Barber

6255 W. Arby Ave, #377

Las Vegas, NV 89118

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

Kevin Barber and Debra Barber

6255 W. Arby Ave, #377

Las Vegas, NV 89118

File No. 453479AM

STATUTORY WARRANTY DEED

Paradise Hill Development, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Kevin Barber and Debra Barber, 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:

Lot 59, TRACT 1476 - GRAY ROCK PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$30,000.00.

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:

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 6 day of May, 2021.

Paradise Hill Development, LLC

By: Mark R. Wendt
Mark R. Wendt, Member

State of Oregon} ss
County of Klamath}

On this 6th day of May, 2021, before me, Donna Rose Lindsey, a Notary Public in and for said state, personally appeared Mark R. Wendt known or identified to me to be the Managing Member in the Limited Liability Company known as Paradise Hill Development, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. *

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Donna Rose Lindsey
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/13/2023

