



THIS SPACE RESERVED FOR

2021-010670

Klamath County, Oregon

07/09/2021 08:46:00 AM

Fee: \$87.00

After recording return to:

Jeffrey M. Brant and Kris K. Brant

5408 NE 199th Ave.

Vancouver, WA 98682

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

Jeffrey M. Brant and Kris K. Brant

5408 NE 199th Ave.

Vancouver, WA 98682

File No. 451759AM

STATUTORY WARRANTY DEED

Ruth M. Barker and Ralph W. Barker, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jeffrey M. Brant and Kris K. Brant, 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 tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Highway 97, from which the East ¼ corner of said Section 4 bears North 09°46'38" East 82.45 feet and North 05°16'30" West 169.52 feet; thence South 09°46'38" West along said right of way line 202.41 feet; thence North 89°04' West parallel to the North line of said NE1/4 SE1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89°04' West from the point of beginning; thence South 89°04' East 880 feet more or less, to the point of beginning, with bearings based on recorded Survey No. 2459.

ALSO known as Parcel 1 of Land Partition 48-09, in the NE1/4 SE1/4 Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded July 20, 2010 as 2010-008690, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$550,000.00.

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:

2021-2022 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 7 day of July, 2021

Ruth M. Barker
Ruth M. Barker

Ralph W. Barker
Ralph W. Barker

State of Washington } ss
County of Snohomish }

On this 7th day of July, 2021, before me, Sarah Romine a Notary Public in and for said state, personally appeared Ruth M. Barker and Ralph W. Barker, 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.

Sarah Romine
Notary Public for the State of Washington
Residing at: Marysville
Commission Expires: 11/18/2023

