

2021-013721

Klamath County, Oregon



09/09/2021 03:06:34 PM

Fee: \$87.00

GRANTORS NAME AND ADDRESS

LLOYD DENNIS BARKER
DEBORAH GAIL BARKER
PO Box 203
Keno, Oregon 97627

GRANTEES NAME AND ADDRESS

DENNIS BARKER and DEBORAH BARKER,
Trustees of THE DENNIS and DEBORAH
BARKER TRUST uad 9-9-21
PO Box 203
Keno, Oregon 97627

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
PO Box 203
Keno, Oregon 97627

WARRANTY DEED - STATUTORY FORM

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

LLOYD DENNIS BARKER and DEBORAH GAIL BARKER, Grantors, convey and warrant to DENNIS BARKER and DEBORAH BARKER, Trustees of the DENNIS and DEBORAH BARKER TRUST uad 9-9-21, Grantees, all of that certain real property civilly described as 16935 Hwy 66, Keno, Oregon 97627 and legally described as follows:

A parcel of land situated in the NW¼ of Section 1, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears South 89° 18'7" East a distance of 1227.05 feet and South 00° 19'02" West a distance of 410.0 feet from the Northwest corner of said Section 1, said beginning point, thence South 89° 18'17" East a distance of 430.0 feet; thence South a distance of 345.98 feet to the centerline of OLD WAGON ROAD; thence along said centerline South 51° 49'40" West 223.57 feet, South 59° 19'40" West 285.98 feet, South 40° 10'34" West 21.89 feet; thence leaving

OLD WAGON ROAD North 00° 19'02" East a distance of 651.99 feet, more or less to the point of beginning.

Account #618353
Map #4007-001B0-00800

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

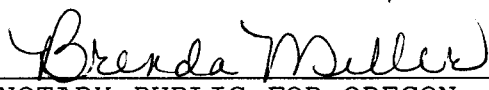

LLOYD DENNIS BARKER, Grantor


DEBORAH GAIL BARKER, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 9th day of September 2021, by **LLOYD DENNIS BARKER** and **DEBORAH GAIL BARKER**, Grantors.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-18-22