

**2021-014419**

**Klamath County, Oregon**

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



00287855202100144190030034

09/22/2021 10:24:58 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Nicholas William Barker  
150331 Thatcher Rd  
Lapine OR 97739

MAIL TAX STATEMENTS TO:

Nicholas William Barker  
150331 Thatcher Rd  
Lapine OR 97739

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**BARGAIN AN SALE DEED WITH COVENANTS**

THE GRANTOR,

Bobby Dean Wheat, Trustee of the Bobby Dean Wheat Revocable Living Trust dated August 18, 2010

For and in consideration of: \$50,000.00 grants and releases with covenants to the Grantee:

Nicholas William Barker, 150331 Thatcher Rd, Lapine, Klamath County, Oregon, 97739

the following described real estate situated in the County of Klamath, State of Oregon:

(legal description): NEW PINE ACRES, BLOCK-2 LOT-2

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor the Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises or appurtenances, or any part thereof. Grantor covenants that the Grantor has not

take any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Account Number: 135516

Map #2310-016A0-00200

BEFORE SIGNING OR ACCEPTIONG 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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VILATION OF THE 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 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.

Grantor Signature:

Dated: 9-13-2021

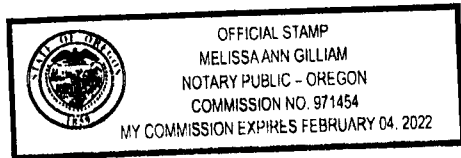
Bobby D Wheat TTEE

Bobby Dean Wheat, Trustee of the Bobby Dean  
Wheat Revocable Living Trust dated August 18, 2010

90649 Georgetown Rd  
Junction City OR 97448

STATE OF OREGON, COUNTY OF Lane, SS:

This instrument was acknowledged before me on this 13<sup>th</sup> Day of September, 2021 by  
Bobby Dean Wheat, Trustee of the Bobby Dean Wheat Revocable Living Trust dated August 18,  
2010.



M Gilliam

Notary Public

Signature of person taking acknowledgement

My commission expires: February 4, 2022