



After recording return to:
Gustavo Barrientos Jr.
3905 Mack Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Gustavo Barrientos Jr.
3905 Mack Avenue
Klamath Falls, OR 97603

File No.: 7161-3894641 (SA)
Date: February 02, 2022

THIS SPACE RESERVED FOR REC

2022-003355

Klamath County, Oregon

03/18/2022 12:37:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Karen M. Wynne who acquired title as Karen M. Conner, Grantor, conveys and warrants to **Gustavo Barrientos Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATED IN THE S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 1° 14' WEST A DISTANCE OF 680.3 FEET AND SOUTH 89° 26' WEST A DISTANCE OF 913.0 FEET FROM THE IRON PIN WHICH MARKS THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE: CONTINUING SOUTH 89° 26' WEST A DISTANCE OF 67.00 FEET; THENCE NORTH 1° 14' WEST, A DISTANCE OF 143.9 FEET TO THE SOUTH BOUNDARY OF TOWNSEND TRACTS; THENCE NORTH 89° 24' EAST ALONG SAID BOUNDARY, 67.00 FEET; THENCE SOUTH 1° 14' EAST A DISTANCE OF 143.9 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$245,000.00**. (Here comply with requirements of ORS 93.030)

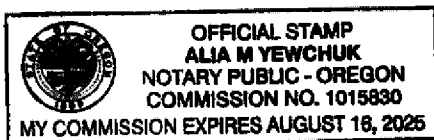
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16 day of March, 2022

Karen M. Wynne
Karen M. Wynne

STATE OF Oregon)
County of Wlamath) ss.

This instrument was acknowledged before me on this 16 day of March, 2022
by **Karen M. Wynne**.



Alia M Yewchuk
Notary Public for State of Oregon
My commission expires: August, 18 2025