

2022-011615

Klamath County, Oregon

09/27/2022 09:06:01 AM

Fee: \$87.00

**WHEN RECORDED
MAIL & SEND TAX STATEMENTS TO:**

Robert W. Barker
1162 N. San Marcos Rd
Santa Barbara, CA 93111

WARRANTY DEED

THE GRANTOR, Robert W. Barker, Trustee of the Barker Living Trust, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, Robert W. Barker, Trustee of the Robert W. Barker Trust, with a tax mailing address of 1162 N San Marcos Rd., Santa Barbara, CA 93111 the following described real estate situated in the County of Klamath, State of Oregon:

Block 59, Lot 6, of the 5th Addition to Nimrod River Park as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Block 59, Lot 7, of the 5th Addition to Nimrod River Park as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: R340303 & R340287

Map/Tax Lot: 3611-002D0-00500 & 3611-002D0-00600

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

The subject real property is not the Homestead of Grantor.

Being the same property as that conveyed under Document Number 2002-35961 & 2002-035963, Clerk's Office, Klamath County, Oregon Office, Klamath County, Oregon.

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.

EXECUTED this 23 day of Sept., 20 22

BARKER LIVING TRUST

By: Robert W. Barker
ROBERT W. BARKER, TRUSTEE OF BARKER
LIVING TRUST

STATE OF California

COUNTY OF Santa Barbara ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, ~~ss~~
personally came ROBERT W. BARKER, ~~TRUSTEE OF THE BARKER LIVING TRUST~~, the
Grantor in the foregoing Deed, and acknowledged the signing thereof to be a voluntary act and
deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on
the date written above, this 23 day of September 2022.

Sharon J. Newsom
Notary Public

