



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cassandra Tichy

2233 Reclamation Ave.

Klamath Falls, OR 97601

2023-006465

Klamath County, Oregon

07/31/2023 02:56:02 PM

Fee: \$87.00

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

Cassandra Tichy

2233 Reclamation Ave.

Klamath Falls, OR 97601

File No. 593237AM

STATUTORY WARRANTY DEED

Christopher L. Barnett and Stefani H. Barnett, Trustees of the Christopher L. Barnett and Stefani H. Barnett Revocable Living Trust under agreement dated November 12, 2020,

Grantor(s), hereby convey and warrant to

Cassandra Tichy,

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:

Lot 759, Block 117 MILLS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration paid for the transfer is \$199,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

2023-2024 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 25th day of July, 2023.

Christopher L. Barnett and Stefani H. Barnett Trust

Christopher L. Barnett
Christopher L. Barnett, Trustee

Stefani H. Barnett
Stefani H. Barnett, Trustee

State of Oregon ss.

County of Josephine

On this 25th day of July, 2023, before me, Maribeth Bishop a
Notary Public in and for said state, personally appeared Christopher L. Barnett and Stefani H. Barnett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Christopher L. Barnett and Stefani H. Barnett Revocable Living Trust under agreement dated November 12, 2020, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Maribeth Bishop
Notary Public for the State of Oregon

Residing at: Grants Pass, OR

Commission Expires: 01-23-2026

