

2023-008748

Klamath County, Oregon

10/10/2023 12:45:22 PM

Fee: \$87.00

And record and return address of:

Kristy Dee Barrett and Nathan Carter Barrett
5132 Gatewood Drive
Klamath Falls, OR 97603

File No. OR2306178R

Mail tax statements to:

Kristy Dee Barrett and Nathan Carter Barrett
5132 Gatewood Drive
Klamath Falls, OR 97603

APN: 415483

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 26 day of September, 2023, by and between **U.S. Bank National Association**, whose address is 9380 Excelsior Blvd, Hopkins, MN 55343, hereinafter referred to as Grantor, conveys and specially warrants to **Kristy Dee Barrett** and **Nathan Carter Barrett**, whose address is 5132 Gatewood Drive, Klamath Falls, OR 97603, hereinafter referred to as Grantee, the following described real property in Klamath County, Oregon:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 11 OF INDUSTRIAL 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.

Property commonly known as: 303 S Eldorado Avenue, Klamath Falls, OR 97601

The true consideration for this conveyance is **\$125,125.00**.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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: September 26, 2023

U.S. Bank National Association

By: Michael W. Rock

Print Name: Michael W. Rock

Title: Officer

STATE OF Minnesota

COUNTY OF Hennepin

On this 26 day of September, 2023, before me, the undersigned Notary Public, personally appeared Michael W. Rock known to me (or satisfactorily proven) to be the Officer of **U.S. Bank National Association** and whose name(s) is/are subscribed to the within instrument bearing date of September 26, 2023 and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

[Signature]
Notary Public

Printed Name: Jane F. Byrkit

My commission expires: 01/31/2025

